

SEND TAX NOTICE TO:  
Taylor, Bean & Whitaker Mortgage Corporation  
1417 N. Magnolia Avenue  
Ocala FL 34474-9078  
(#1950168)

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 10th day of August, 2007, Marilyn Jones and Caleb Jones, husband and wife, executed that certain mortgage on real property hereinafter described to Americapital Funding Corp., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070816000386320 and re-recorded in Instrument Number 20070921000443730, said mortgage having subsequently been transferred and assigned to Taylor, Bean & Whitaker Mortgage Corp., by instrument recorded in Instrument No. 20080522000209030, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Taylor, Bean & Whitaker Mortgage Corporation did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of


said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 26, 2008, April 2, 2008, and April 9, 2008; and

WHEREAS, on June 27, 2008, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Taylor, Bean & Whitaker Mortgage Corporation did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Taylor, Bean & Whitaker Mortgage Corporation ; and

WHEREAS, Taylor, Bean & Whitaker Mortgage Corporation, was the highest bidder and best bidder in the amount of Eighty-Nine Thousand Twenty-Six And 00/100 Dollars (\$89,026.00) on the indebtedness secured by said mortgage, the said Taylor, Bean & Whitaker Mortgage Corporation, by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Taylor, Bean & Whitaker Mortgage Corporation, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama and run South 05 Degrees 34 Minutes 49 Seconds East 648.0 feet; thence North 86 Degrees 45 Minutes 12 Seconds East 744.0 feet to the point of beginning; thence continue North 86 Degrees 45 Minutes 12 Seconds East 419.15 feet to the West side of a paved county road; thence continue along said road North 04 Degrees 12 Minutes West 297.52 feet; thence North 89 Degrees 39 Minutes 03 Seconds West 199.9 feet; thence North 04 Degrees 14 Minutes 35 Seconds West, 127.53 feet to the South side of a paved county road; thence continuing along said road along a chord South 86 Degrees 45 Minutes 12 Seconds West, 210.00 feet; thence continuing along said road along a chord South 58 Degrees 21 Minutes 28 Seconds West, 18.26 feet; thence South 05 Degrees 03 Minutes 42 Seconds East, 429.05 feet to the point of beginning. All lying within the North  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama. Less and except any overlap of the following property in deed found in Book 337, Page 580 described as follows: A tract of land in the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 2, Township 24, Range 13 East, described as follows; Begin at the Northeast corner of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  Section 2, Township 24, Range 13 East, and run West 363 feet to the point of beginning; thence South 210 feet, thence West 210 feet, thence North 210 feet; thence East 210 feet to the point of beginning

  
20080709000277560 2/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
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TO HAVE AND TO HOLD the above described property unto Taylor, Bean & Whitaker Mortgage Corporation its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Taylor, Bean & Whitaker Mortgage Corporation, has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this June 27, 2008.

Taylor, Bean & Whitaker Mortgage Corporation  
By: Aaron Warner  
Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA )


COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, whose name as auctioneer and attorney-in-fact for Taylor, Bean & Whitaker Mortgage Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

Given under my hand and official seal on this June 27, 2008.

Christina Early  
Notary Public  
My Commission Expires: **MY COMMISSION EXPIRES OCTOBER 26, 2011**

This instrument prepared by:  
Colleen McCullough  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727

  
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Shelby Cnty Judge of Probate, AL  
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