

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF Shelby)

Patricia A. White

KNOW ALL MEN BY THESE PRESENTS: That Patricia A. White did, on to-wit, the December 12, 1994, execute a mortgage to NationsCredit Financial Services Corporation of Alabama, which mortgage is recorded in NationsCredit Financial Services Corp. to Arcata Investments 2, LLC recorded in Instrument No. 2000-25564 dated July 31, 2000 and subsequently assigned to Alaska Seaboard Partners Limited Partnership recorded in Instrument No. 2002-09198 dated February 25, 2002 and subsequently assigned to INGOMAR Limited Partnership recorded in Instrument No. 20040722000407590 dated July 22, 2004 and subsequently assigned to Campbell & Rowell, LLP recorded in Instrument No. 20080522000208810 dated May 22, 2008 and subsequently assigned to The Sproul Company of Alabama, Inc. recorded in Instrument No. 20080522000208800 dated May 22, 2008 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said The Sproul Company of Alabama, Inc. did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of August 6, 13, 20; and

WHEREAS, on the August 27, 2008, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and The Sproul Company of Alabama, Inc. did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of The Sproul Company of Alabama, Inc., in the amount of \$100,809.82, which sum the said The Sproul Company of Alabama, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said The Sproul Company of Alabama, Inc.; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchase at the said sale a deed to the property so purchased;

NOW THEREFORE, in consideration of the premises and of \$100,809.82, cash, the said Patricia A. White, acting by and through the said The Sproul Company of Alabama, Inc.,

by Jeffrey E. Rowell, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said The Sproul Company of Alabama, Inc., by Jeffrey E. Rowell, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Jeffrey E. Rowell, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto The Sproul Company of Alabama, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:

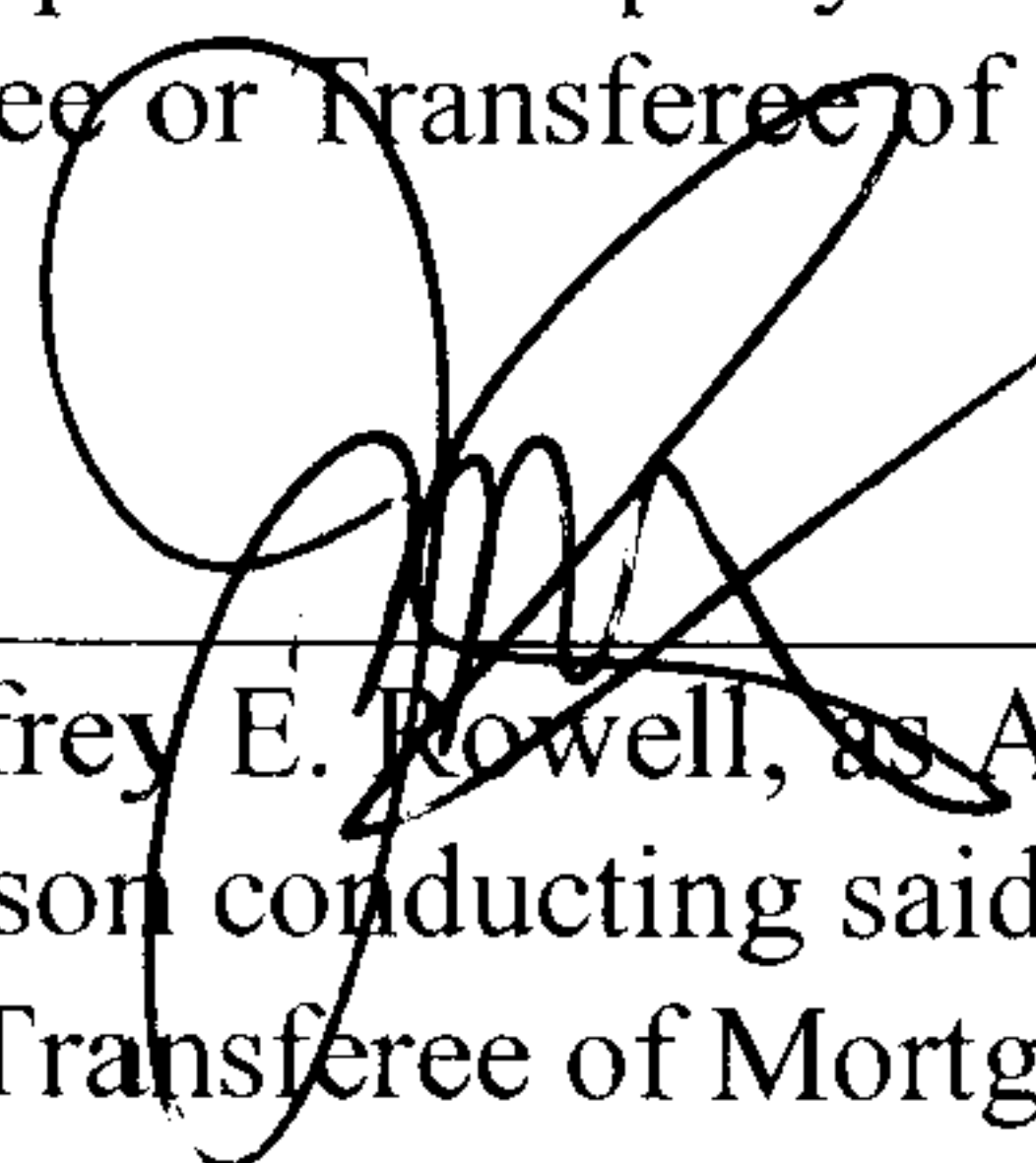
The NW 1/4 of the SW 1/4 of the NE 1/4 of Section 7, Township 19 South, Range 1 West, Except One Acre in the NE Corner thereof Conveyed to James A Wright and Virginia Wright by Deed of Correction Dated May 23, 1964, and recorded in Deed Book 230 at Page 707, in the Probate Office of Shelby County, Alabama. Less and except: Conveyance Recorded in Volume 365, Page 456, Volume 331, Page 249 and Volume 230 Page 707.

TO HAVE AND TO HOLD THE above described property unto The Sproul Company of Alabama, Inc., forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said The Sproul Company of Alabama, Inc., has caused this instrument to be executed by Jeffrey E. Rowell, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Jeffrey E. Rowell, has executed this instrument in his capacity as such auctioneer on this the August 27, 2008.

Patricia A. White
Mortgagors

By The Sproul Company of Alabama, Inc.
Mortgagee or Transferee of Mortgagee

By: 
Jeffrey E. Rowell, as Auctioneer and the
person conducting said sale for the Mortgagee
or Transferee of Mortgagee

The Sproul Company of Alabama, Inc.
Mortgagee or Transferee of Mortgagee

By: _____

Jeffrey E. Rowell, as Auctioneer and the
person conducting said sale for the Mortgagee
or Transferee of Mortgage

By: _____

Jeffrey E. Rowell, as Auctioneer and the
person conducting said sale for the Mortgagee
or Transferee of Mortgage

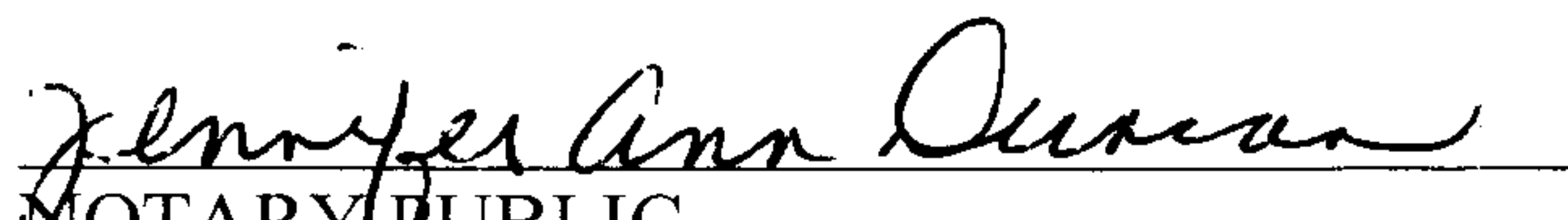


20080911000361410 3/4 \$30.00
Shelby Cnty Judge of Probate, AL
09/11/2008 12:26:47PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Jeffrey E. Rowell, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears the same date.

Given under my hand and official seal this the August 27, 2008.


NOTARY PUBLIC
My commission expires: 7-25-12

GRANTEE'S ADDRESS
The Sproul Company of Alabama, Inc.
1001 Bridgewater Park Drive
Hoover, AL 35244

Instrument prepared by:
JEFFREY E. ROWELL
CAMPBELL & ROWELL, L.L.P.
1572 Montgomery Highway, Suite 210
Birmingham, Alabama 35216


20080911000361410 4/4 \$30.00
Shelby Cnty Judge of Probate, AL
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