


STATE OF ALABAMA)
COUNTY OF SHELBY)


20081021000412510 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
10/21/2008 11:58:33AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore and on, to wit DORIS SHOCKLEY ("Mortgagor") executed that certain Mortgage to COLONIAL BANK, AN ALABAMA BANKING CORPORATION, AS SUCCESSOR THROUGH CONVERSION TO COLONIAL BANK, N.A. "(Mortgagee)", which said Mortgage was recorded on November 2, 1999 in Instrument No. 1999-45180, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the Mortgage indebtedness secured by said Mortgage, and COLONIAL BANK, as holder of said Mortgage, did declare all of the indebtedness secured by said Mortgage due and payable, and said Mortgage subject to foreclosure as therein provided 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 in Shelby County, Alabama, in its issues of September 24, October 1 and October 8, 2008; and

WHEREAS, on October 14, 2008, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and COLONIAL BANK did offer for sale at public outcry, in front of the front entrance of the courthouse in the City of Columbiana of Shelby County, Alabama, to the highest bidder for cash, the hereinafter described real property; and

WHEREAS, the highest and best bid was the bid of \$367,848.31 in the sum of Three Hundred Sixty-Seven Thousand Eight Hundred Forty-Eight and 31/100 (\$367,848.31) Dollars made by COLONIAL BANK; and

WHEREAS, Sherrie L. Phillips as designated agent for COLONIAL BANK, acted as auctioneer as provided by the terms of said Mortgage and conducted the sale; and

WHEREAS, said Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale the deed to the property so purchased,

NOW, THEREFORE, in consideration of the premises and payment of \$367,848.31, by said COLONIAL BANK, by and through said Sherrie L. Phillips, auctioneer, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said COLONIAL BANK, the following described real property, situated in the County of Shelby, State of Alabama, more particularly described as follows, to wit:

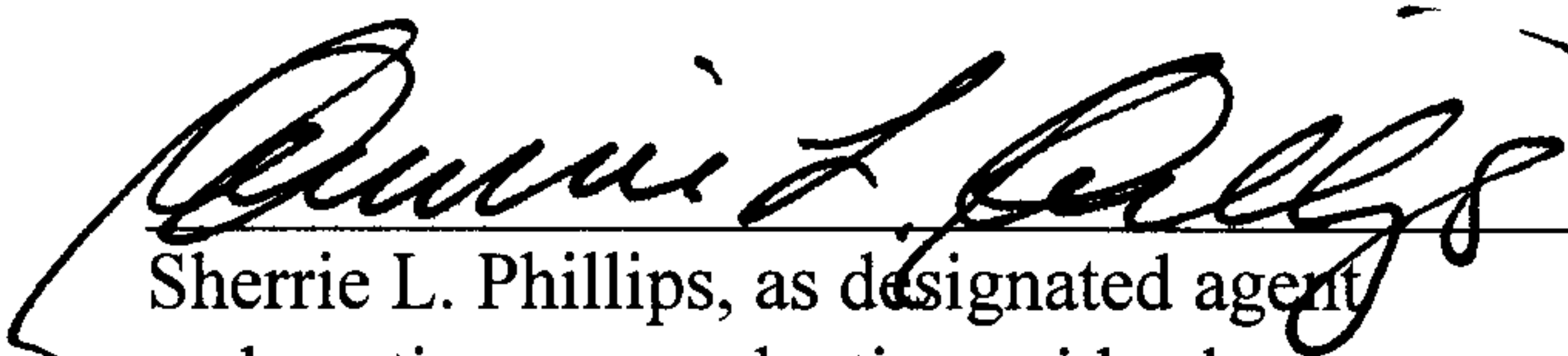
PARCEL ONE: Lots 13, 14, 15 and 16, Block 4, according to the Map of Nickerson Scott Survey, being a subdivision of a part of the East ½ of the SE ¼ of Section 35, and part of the NW ¼ of the SW ¼ of Section 36, all in Township 20 South, Range 3 West, Shelby County, Alabama, as recorded in Map Book 3, Page 34 in the Probate Office of Shelby County, Alabama. LESS AND EXCEPT the North 20 feet of the above described property as shown by instrument recorded in Real 76, Page 635 in the Probate Office of Shelby County, Alabama.

PARCEL TWO: Lot 12, Block 4, according to the Map of Nickerson Scott Survey, being a subdivision of a part of the East ½ of the SE ¼ of Section 35, and part of the NW ¼ of the SW ¼ of Section 36, all in Township 20 South, Range 3 West, Shelby County, Alabama, as recorded in Map Book 3, Page 34 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the said COLONIAL BANK, its, successors and assigns, forever; subject, however to the statutory right of redemption on the part of those entitled to redeem from such foreclosure as provided by the laws of the State of Alabama and the United States of America, as such laws are interpreted and enforced by the courts of Alabama and the United States.

The said property was sold on an "as is, where is," basis subject to any easements, encumbrances, and exceptions contained in said mortgage and those contained in the records in the Office of the Judge of Probate where the above-described property is situated. Said property was sold without warranty or recourse, express or implied as to title, use and/or enjoyment and was sold subject to the right of redemption of all parties entitled thereto.

IN WITNESS WHEREOF, the said COLONIAL BANK, by Sherrie L. Phillips, as auctioneer conducting said sale has caused these presents to be executed on the 16th day of October, 2008.



Sherrie L. Phillips, as designated agent
and auctioneer conducting said sale




THIS INSTRUMENT PREPARED BY:
Sherrie L. Phillips
Sasser, Sefton, Connally, Tipton & Davis, P.C.
100 Colonial Bank Blvd.
Suite B201
Montgomery, AL 36117
(334) 532-3400

STATE OF ALABAMA)
COUNTY OF MONTGOMERY)

I, Mary Beth Herrington, a Notary Public in and for said County, in said State, hereby certify that Sherrie L. Phillips, whose name as Auctioneer, 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, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of October, 2008.



NOTARY PUBLIC
My Commission Expires: 7-23-2010