


THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236-0345


20081223000473620 1/7 \$30.00
Shelby Cnty Judge of Probate, AL
12/23/2008 10:03:50AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: on **June 09, 2003**, **Raymond and Linda Hylton, a married couple**, executed a certain mortgage on property hereinafter described to **American General Financial Services of Alabama, Inc.**, which mortgage is recorded in **Instrument Number 20030610000363060**, in the **Office of the Judge of Probate of Shelby County, Alabama**; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in the case of default in the payment of the indebtedness thereby secured, 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 publishing in said county by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and **American General Financial Services of Alabama, Inc.**, 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 **November 12, 2008; November 19, 2008; and November 26, 2008**; and

WHEREAS, on **December 10, 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 **American General Financial Services of Alabama, Inc.**, 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, Foster D. Key was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for said **American General Financial Services of Alabama, Inc.**, and whereas **American General Financial Services of Alabama, Inc.**, was the highest bidder and best bidder, in the amount of **Forty Six Thousand Thirty Two and 00/100 Dollars (\$46,031.00)** on the indebtedness secured by said mortgage, said **American General Financial Services of Alabama, Inc.**, by and through Foster D. Key as auctioneer conducting said sale and as attorney-in-fact for **Raymond and Linda Hylton, a married couple**, does hereby grant, bargain, sell and convey unto **American General Financial Services of Alabama, Inc.**, the following-described property situated in **Shelby County, Alabama**, to-wit:

Part of the Northwest Quarter of the Northeast Quarter of Section 1, Township 20 South, Range 2 West; being more particularly described as follows:

Commence at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 1, Township 20 South, Range 2 West; thence run in a Southerly direction along the East line of said Quarter-Quarter section for a distance of 364.35 feet to the point of

beginning (said point monumented on the surface by a ½" capped iron rebar; M.L. Welch #15460); thence continue along last described course a distance of 120.00 feet to a point (said point monumented on the surface by a ½" capped iron rebar; M.L. Welch #15460); thence turn an angle to the right of 90 degrees and proceed in a Westerly direction for a distance of 138.90 feet to a point (said point monumented on the surface by a ½" capped iron rebar; M.L. Welch #15460); thence turn an angle to the right of 90 degrees and proceed in a Northerly direction for a distance of 120.00 feet to a point (said point monumented on the surface by a ½" capped iron rebar; M.L. Welch #15460); thence turn an angle to the right 90 degrees and proceed in an Easterly direction for a distance of 138.90 feet to the point of beginning.

Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD the above-described property unto its 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.

IN WITNESS WHEREOF, American General Financial Services of Alabama, Inc., has caused this instrument to be executed by and through Foster D. Key as Auctioneer Conducting the Said Sale and as Attorney-in-Fact, and Foster D. Key as Auctioneer Conducting Said Sale has hereto set his hand and seal on this 10th day of December, 2008.

Raymond and Linda Hylton, a married couple,

By: Foster D. Key
FOSTER D. KEY, ATTORNEY-IN-FACT

American General Financial Services of Alabama, Inc.

By: Foster D. Key
FOSTER D. KEY
AUCTIONEER AND ATTORNEY-IN-FACT

By: Foster D. Key
FOSTER D. KEY
AUCTIONEER CONDUCTING SAID SALE



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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Foster D. Key, **whose name as Attorney-in-Fact for Raymond and Linda Hylton, a married couple**, and as Auctioneer and Attorney-in-Fact for **American General Financial Services of Alabama, Inc.**, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this **10th day of December, 2008.**

Cynthia B Cox

Notary Public

My Commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 31, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS



DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
Washington, DC 20224

20081223000473620 4/7 \$30.00
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SMALL BUSINESS / SELF-EMPLOYED DIVISION

Tuesday, December 09,

2008

Area Number: 8

KEY GREER FRAWLEY KEY & HARRISON

Attn: Foster D Key

PO Box 360345

Birmingham, AL 35236

Dear Sir:

This is to acknowledge receipt of your correspondence dated 11/10/2008 regarding Raymond L & Linda M Hylton (XXX-XX-XXXX). Your notice is considered adequate for a non-judicial sale under the provisions of Section 7425 of the Internal Revenue Code of 1986.

The Internal Revenue Service reserves its right to redeem real property. If you desire to submit an application for release of our right of redemption, you may request a copy of Publication 487 by calling 1-800-TAX-FORM. A payment may be required to secure a release.

We are enclosing a blank "Report of Sale". Within fifteen (15) days from the day of sale, please complete the report and return it to the address on the Report of Sale. If the sale is canceled, please provide a brief explanation as to the reason.

If the property is sold for more than the total due on the foreclosing instrument, any excess *proceeds* are subject to the lien(s) of the Internal Revenue Service. Send excess proceeds to the address shown below.

If you have any questions, please contact E. Bender, badge number 72-01021, at telephone number 504-558-3352, fax at 504-558-3490, or write to 1555 Poydras St., Suite 220 - Stop 65, New Orleans, LA 70112-3747. Thank you for your cooperation.

Sincerely,

Charles Waldrop
Advisory Group Manager

Enclosure

**KEY GREER FRAWLEY KEY & HARRISON
ATTORNEYS AT LAW**

2163 Highway 31 South, Suite 102, Pelham, Alabama 35124
Mailing: Post Office Box 360345, Birmingham, Alabama 35236
Telephone: 205-987-2211 Facsimile: 205-403-3492

111 N. Main Street, Columbiana, Alabama 35051
Mailing: Post Office Box 250, Columbiana Alabama 35051
Telephone: 205-669-4481 Facsimile: 205-669-4485

Douglas L. Key
James H. Greer
W. Spencer Frawley
Foster D. Key

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Michael A. Harrison
Margaret M. Casey
Vicki N. Smith+
P. Wayne Thorn*

*Retired Circuit Judge
+Columbiana Office

November 10, 2008

Via Certified Mail and Regular U.S. Mail

Internal Revenue Service

Attn: Foreclosures

1555 Poydras Street, Suite 220, Stop 65

New Orleans, LA 70112-3747

RE: Federal Tax Liens against
Raymond L. and Linda M. Hylton
Serial Number 238146005 in the
Probate Office of Shelby County, Alabama
as recorded on July 15, 2005

**THIS NOTICE IS CONSIDERED ADEQUATE
IN ACCORDANCE WITH IRC 7425(C)**

Signature: 

Manager, Technical Services, Area 5
SBSE, Advisory, New Orleans, LA

Gentlemen:

Our office represents American General Financial Services of Alabama, Inc., who is the owner of the first mortgage on the following described property located in Shelby County, Alabama, to-wit:

Part of the Northwest Quarter of the Northeast Quarter of Section 1, Township 20 South, Range 2 West; being more particularly described as follows:

Commence at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 1, Township 20 South, Range 2 West; thence run in a Southerly direction along the East line of said Quarter-Quarter section for a distance of 364.35 feet to the point of beginning (said point monumented on the surface by a ½" capped iron rebar; M.L. Welch #15460); thence continue along last described course a distance of 120.00 feet to a point (said point monumented on the surface by a ½" capped iron rebar; M.L. Welch #15460); thence turn an angle to the right of 90 degrees and proceed in a Westerly direction for a distance of 138.90 feet to a point (said point monumented on the surface by a ½" capped iron rebar; M.L. Welch #15460); thence turn an angle to the right of 90 degrees and proceed in a Northerly direction for a distance of 120.00 feet to a point (said point monumented on the surface by

a 72 capped iron rebar; M.L. Welch #15460); thence turn an angle to the right 90 degrees and proceed in an Easterly direction for a distance of 138.90 feet to the point of beginning.

Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

The street address of the property is: 88 Smith Road, Chelsea, Alabama 35043

We understand that Raymond M. Hylton and Linda M. Hylton, are the owners of the above described property and appear to be the same persons as shown in the above described tax liens.

We are foreclosing the first mortgage on behalf of American General Financial Services of Alabama, Inc., and we are enclosing a copy of said Notice of Mortgage Foreclosure Sale which is set for foreclosure on the 10th day of December, 2008 between the legal hours of sale in front of the Shelby County Courthouse, Columbiana, Alabama.

At the foreclosure sale on December 10th, 2008, it is our intention to bid the principal balance of the mortgage which is \$43,348.85 plus foreclosure costs of approximately \$1,500.00 which includes attorney's fees, advertising costs, and title search.

If you would like to bid on this property or be present at the sale, please contact our office prior to December 10th, 2008.

Very truly yours,



Foster D. Key
For the Firm



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FDK/kkw
Enclosure

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Internal Revenue Service
Attn: Foreclosures
1555 Poydras Street, Suite 220, Stop 65
New Orleans, LA 70112-3747

COMPLETE THIS SECTION ON DELIVERY

A. Signature	Agent
X	IRS Mail Room - NO LA Addressee
B. Received by (Printed Name)	C. Date of Delivery
NOV 13 2008	
D. Is delivery address different from item 1?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

3. Service Type	<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
	<input type="checkbox"/> Registered	<input checked="" type="checkbox"/> Return Receipt for Merchandise
	<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.
4. Restricted Delivery? (Extra Fee)	<input type="checkbox"/> Yes	

2. Article Number
(Transfer from serv. 7007 2560 0001 1379 1379 **FDK**)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540



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