

STATE OF ALABAMA

§

MORTGAGE FORECLOSURE DEED

§

COUNTY OF SHELBY

§

KNOW ALL MEN BY THESE PRESENTS THAT, WHEREAS, heretofore, on the 9th day of February, 2005, Judy B. Queen, a single woman, Rondah Garrett, a married woman and Mary Sue Davenport, a single woman, executed a certain mortgage on property hereinafter described to First United Security Bank, which said mortgage is recorded in Instrument Number 200502170000079000, in the Probate Office of Shelby County, Alabama; and

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns were authorized and empowered in the event of default, according to the terms thereof, to sell said property before the main entrance 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute the proper conveyance to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same First United Security Bank 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 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 December 17, 2008, December 24, 2008 and December 31, 2008; and

WHEREAS, on January 6, 2009, the day on which said foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Justin B. Little, as Attorney-in-Fact for the said Justin B. Little did offer for sale and sell at public outcry, at the main entrance Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Justin B. Little was the Auctioneer who conducted said foreclosure sale for the said First United Security Bank; and

WHEREAS, the said First United Security Bank was the highest bidder in the amount of One Hundred Twenty Thousand & 00/100 Dollars (\$120,000.00) which sum of money First United Security Bank offered to apply to the costs of foreclosure and credit the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to First United Security Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and of a credit bid in the amount of One Hundred Twenty Thousand & 00/100 Dollars (\$120,000.00), on the indebtedness secured by said mortgage, the said Judy B. Queen, a single woman, Rondah Garrett, a married woman and Mary Sue Davenport, a single woman, by and through Justin B. Little, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and as Auctioneer does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto First United Security Bank the following described property situated in Shelby County, Alabama, to-wit:

Beginning at the Northwest corner of the SW1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West, thence run South along the West boundary of said Section a distance of 264 feet to the North line of East College Street said point being the front corner between the property of Frank Norris and the property of Willie S. Lokey, thence South 61 degrees and 30 minutes West 269.0 feet to a point; thence run South 86 degrees and 30 minutes West, 224.15 feet to a point on the West line of Main Street and 3.0 feet South of the North line of West College Street; thence run North along the West line of Main Street a distance of 3.0 feet to the beginning point, being the Southeast corner of the certain two story brick heretofore known as the Liles Building; thence continue North along the West line of Main Street a distance of 26.75 feet, more or less, to the center of that certain brick wall between the building now owned by Doris Farr and the building now occupied by Gunter Farm and Stock Company Incorporated, thence run West along the center of said wall and the extension of said center line, if necessary, 93 feet to a point; thence run South and parallel with the West line of Main Street, 26.75 feet to the North line of West College Street; thence run East along the North line of said street a distance of 93 feet to the point of beginning; being a lot fronting 26.75 feet on the West side of Main Street and running back 93 feet of uniform width. Together with a perpetual right of way and easement for use as a foot passage, the passage of vehicles of all kinds and descriptions and for all other reasonable and usual purposes over an alley which said alley is hereby dedicated to the public, and described as follows, to-wit: Begin at a point on the North line of West College Street, which is the South line of the property conveyed by Eva M. Watson and husband to Henry Johnson by deed dated September 16, 1946, and recorded in the Probate Office of Shelby County, Alabama in Deed Book 125, Page 329, 93 feet West of the West line of Main Street, and run thence in Northerly direction parallel with the West line of Main Street, 82 feet across said property conveyed to Henry Johnson to the Northern boundary line thereof; thence run Westerly along said Northern boundary line 8 feet to a point; thence run Southerly 82 feet and parallel with the West line of Main Street to the North line of West College Street, and the Southern margin of the property so conveyed to Henry Johnson, thence run Easterly 8 feet to the point of beginning. Situated in Shelby County, Alabama.

Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, if any, which might adversely affect the title to the above described property.


TO HAVE AND TO HOLD the above described property unto First United Security Bank, its successors and assigns forever; subject, however, to existing ad valorem taxes, and to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America.


IN WITNESS WHEREOF, the said Judy B. Queen, a single woman, Rondah Garrett, a married woman and Mary Sue Davenport, a single woman, and First United Security Bank have caused this instrument to be executed by and through Justin B. Little, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, has hereto set his hand and seal on this the 6th day of January, 2009

JUDY B. QUEEN, a single woman
RONDAH GARRETT, a married woman
MARY SUE DAVENPORT, a single woman

BY: 
Justin B. Little, Attorney-in-Fact


FIRST UNITED SECURITY BANK

BY: 
Justin B. Little as Attorney-In-Fact and Agent


Justin B. Little as the Auctioneer
and person making said sale

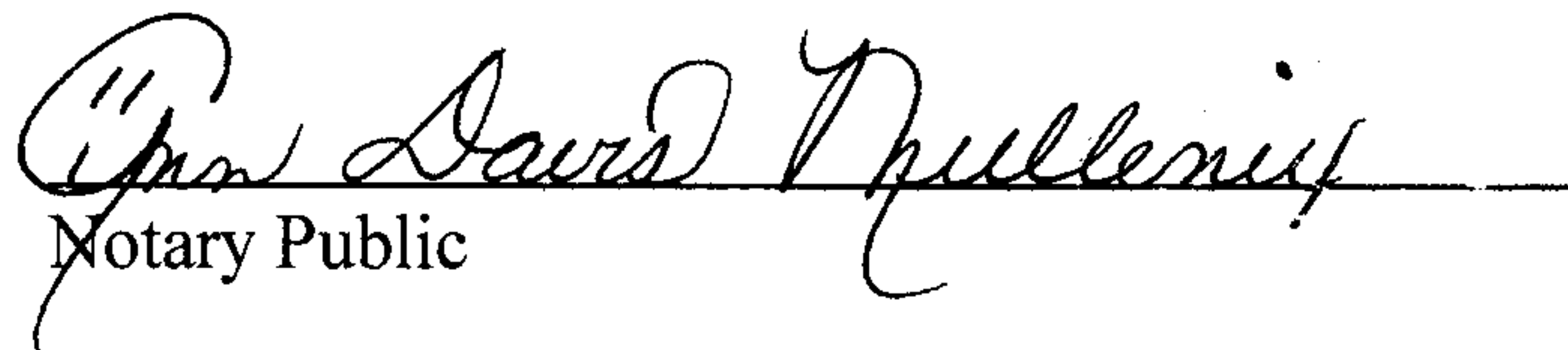
STATE OF ALABAMA

COUNTY OF SHELBY


20090106000003400 5/5 \$26.00
Shelby Cnty Judge of Probate, AL
01/06/2009 12:02:26PM FILED/CERT

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Justin B. Little, whose name as Attorney-in-Fact for Judy B. Queen, a single woman, Rondah Garrett, a married woman and Mary Sue Davenport, a single woman, whose name as Attorney-in-Fact and agent for First United Security Bank, and whose name as Auctioneer and person making said sale, 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 Attorney-in-Fact, agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 6th day of January, 2009.


Notary Public

My Commission Expires: 12-28-2011

THIS INSTRUMENT PREPARED BY:
Justin B. Little, Esq.
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