

STATE OF ALABAMA

§

MORTGAGE FORECLOSURE DEED

§

COUNTY OF SHELBY

§

KNOW ALL MEN BY THESE PRESENTS THAT, WHEREAS, heretofore, on the 4th day of May, 2007, Billy R. Brantley and wife Rhonda Ann Brantley executed a certain mortgage on property hereinafter described to First United Security Bank, which said mortgage is recorded in Instrument Number 200070515000227530 , in the Office of the Probate Judge in 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 24, 2008, December 31, 2009 and January 7, 2009; and

WHEREAS, on January 15, 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 Robert P. Reynolds, as Attorney-in-Fact for the said First United Security Bank 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, 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 Four Hundred Forty-Five Thousand Dollars and 00/100ths(\$445,000.00) 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 Four Hundred Forty-Five Thousand Dollars and 00/100ths(\$445,000.00), on the indebtedness secured by said mortgage, the said by and through , 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:

A parcel of land situated in part of the Northeast 1/4 of Section 18, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of said 1/4 section and run in an Easterly direction along the North line for a distance of 1346.27 feet to the Point of Beginning; thence run along last described course for a distance of 71.79 feet; thence turn an interior angle of 160 degrees 15'54" to the left and run in a Southeasterly direction for a distance of 940.92 feet to a point on the Westernmost right of way line of Old Chelsea Road (80' right of way); thence turn an interior angle of 88 degrees 07' 24" to the left and run in a Southwesterly direction along said right of way for a distance of 97.74 feet; thence turn an interior angle of 175 degrees 16'38" to the left and run in a Southwesterly direction along said right of way for a distance of 159.69 feet; thence turn an interior angle of 177 degrees 00' 54" to the left and run in a Southwesterly direction along said right of way for a distance of 23.38 feet; thence leaving said right of way, turn an interior angle of 83 degrees 59' 34" to the left and run in a Northwesterly direction for a distance of 216.42 feet; thence turn an interior angle of 169 degrees 48' 05" to the left and run in a Northwesterly direction for a distance of 137.06 feet; thence turn an interior angle of 195 degrees 24' 56" to the left and run in a Westerly direction for a distance of 217.74 feet; thence turn an interior angle of 199 degrees 17' 59" to the left and run in a Southwesterly direction for a distance of 132.20 feet; thence turn an interior angle of 145 degrees 01'45" to the left and run in a Northwesterly direction for a distance of 93.54 feet; thence turn an interior angle of 186 degrees 49'03" to the left and run in a Northwesterly direction for a distance of 235.51 feet to the Point of Beginning.

Less and except any portion of subject property lying within a road right of way.

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 Billy R. Brantley, Rhonda Ann Brantley and First United Security Bank have caused this instrument to be executed by and through Robert P. Reynolds, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, has hereto set his hand and seal on this the 15th day of January, 2009.

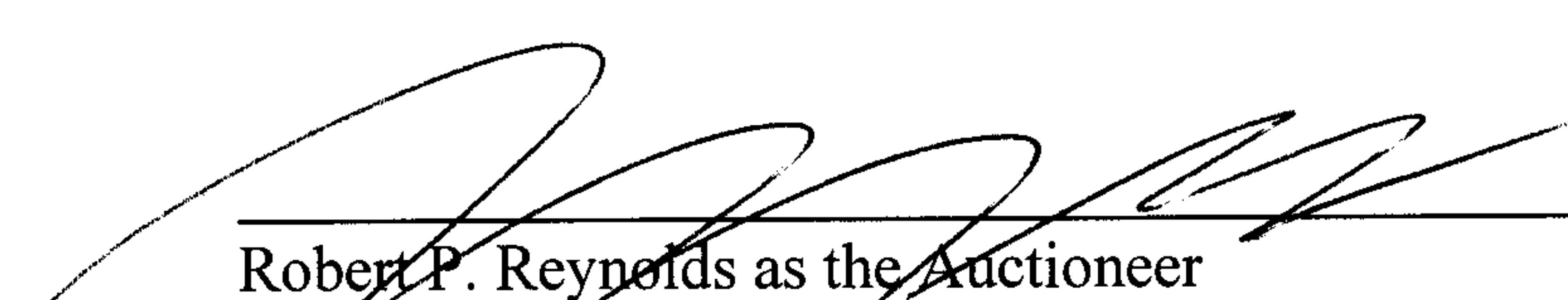
BY: 

Robert P. Reynolds
Attorney-in-Fact


FIRST UNITED SECURITY BANK

BY: 

Robert P. Reynolds as Attorney-In-Fact and Agent


Robert P. Reynolds as the Auctioneer
and person making said sale

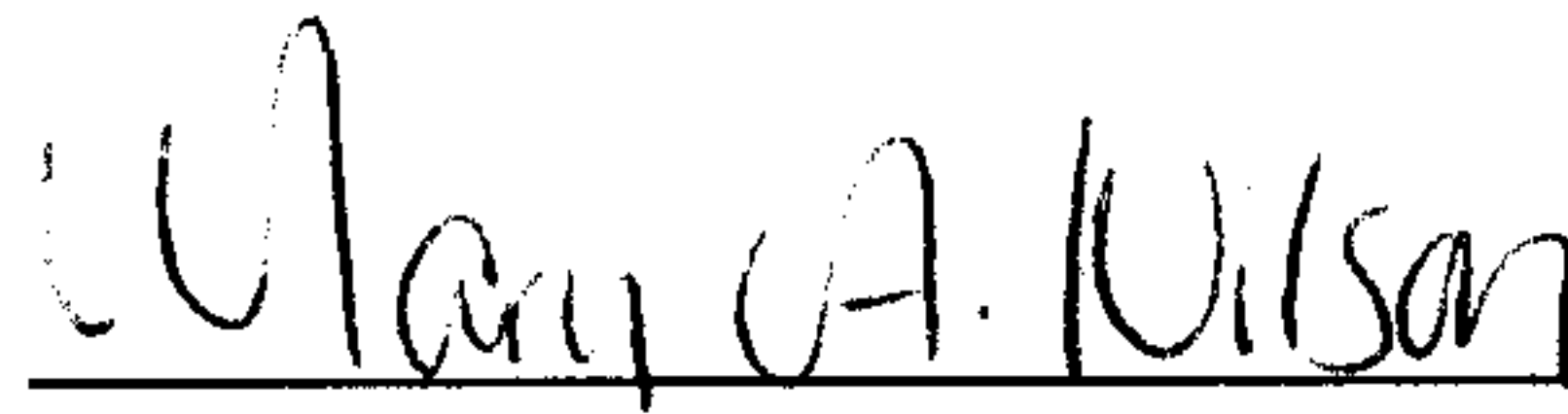
STATE OF ALABAMA


20090115000013580 5/5 \$25.00
Shelby Cnty Judge of Probate, AL
01/15/2009 12:12:16PM FILED/CERT

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Robert P. Reynolds, whose name as Attorney-in-Fact for Billy R. Brantley and Rhonda Ann Brantley 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 15th day of January 2009.



Notary Public

My Commission Expires: 9/15/2012

THIS INSTRUMENT PREPARED BY:
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