

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

Latonya R. Thornton
8000008004

KNOW ALL MEN BY THESE PRESENTS: That Latonya R. Thornton, married woman did, on to-wit, the March 15, 2002, execute a mortgage to Mortgage Financial Corporation, which mortgage is recorded in Instrument # 2002-17220; said mortgage was transferred and assigned to Community Mortgage Services, Inc. as recorded in Instrument # 2002-17221; further transferred and assigned to 1st Trust Bank for Savings as recorded in Instrument #20041220000692690 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 Magna Bank fka 1st Trust Bank For Savings 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 December 10, 17, 24, 2008; and

WHEREAS, on the January 7, 2009, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:32 o'clock p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Magna Bank fka 1st Trust Bank For Savings 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 Magna Bank fka 1st Trust Bank For Savings, in the amount of Ninety Thousand Two Hundred Seventy-Three Dollars and Forty Cents (\$90,273.40), which sum the said Magna Bank fka 1st Trust Bank For Savings offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Magna Bank fka 1st Trust Bank For Savings; 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 purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of Ninety Thousand Two Hundred Seventy-Three Dollars and Forty Cents (\$90,273.40), cash, the said Latonya R. Thornton, married woman, acting by and through the said Magna Bank fka 1st Trust Bank For Savings, by Melinda Barcum, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Magna Bank fka 1st Trust Bank For Savings, by Melinda Barcum, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Melinda Barcum, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Magna Bank fka 1st Trust Bank For Savings, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 63-A, according to a re-survey of lots 62 and 63 Meriweather Sector 1, as recorded in Map Book 24, Page 82, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Magna Bank fka 1st Trust Bank For Savings, 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.



20090123000021930 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
01/23/2009 12:01:18PM FILED/CERT

IN WITNESS WHEREOF, the said Magna Bank fka 1st Trust Bank For Savings, has caused this instrument to be executed by Melinda Barcum, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Melinda Barcum, has executed this instrument in his capacity as such auctioneer on this the January 7, 2009.

Latonya R. Thornton, married woman
Mortgagors

Magna Bank fka 1st Trust Bank For Savings
Mortgagee or Transferee of Mortgagee

By Melinda Barcum
Melinda Barcum, as Auctioneer and the person conducting said sale for
the Mortgagee or Transferee of Mortgagee

Magna Bank fka 1st Trust Bank For Savings
Mortgagee or Transferee of Mortgagee

By Melinda Barcum
Melinda Barcum, as Auctioneer and the person conducting said sale for
the Mortgagee or Transferee of Mortgagee

By Melinda Barcum
Melinda Barcum, as Auctioneer and the person conducting said sale for
the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Melinda Barcum, 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 that same date.


Given under my hand and official seal this January 7, 2009.

Melody Batts
NOTARY PUBLIC

MY COMMISSION EXPIRES: **MY COMMISSION EXPIRES 07-27-2011**

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO & PICKETT, L.L.P.
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
08-007848

GRANTEE'S ADDRESS
Magna Bank
6655 Poplar Avenue
Suite 201
Germantown, Tennessee 38138


20090123000021930 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
01/23/2009 12:01:18PM FILED/CERT