


STATE OF ALABAMA

COUNTY OF SHELBY


20090213000051870 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
02/13/2009 02:18:33PM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, on May 10, 2004, Blanca Jiron executed a certain mortgage on the property hereinafter described to Leonard M. Barrett, said mortgage being recorded as Instrument # 20040511000249010, in the Probate Office of Shelby County, Alabama; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in 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 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 title 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Leonard M. Barrett 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 by publication in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, for three successive weeks, in its editions of December 31, 2008, and January 7 and 14, 2009; and

WHEREAS, on the 13th day of February, 2009, the day on which the foreclosure was due to be held under the terms of said notice, at 11:00 a.m., said foreclosure was duly and properly conducted, and William R. Justice was the Auctioneer who conducted said sale for Leonard M. Barrett; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Leonard M. Barrett, in the amount of Sixty-five Thousand Nine Hundred Twenty-five and 03/100 Dollars (\$65,925.03), which sum of money Leonard M. Barrett offered to credit on the indebtedness and expenses of sale secured by said mortgage and said property was thereupon sold to Leonard M. Barrett; and

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Sixty-five Thousand Nine Hundred Twenty-five and 03/100 Dollars (\$65,925.03) on the indebtedness and expenses secured by said mortgage, the said Leonard M. Barrett, by and through William R. Justice, as Auctioneer conducting said sale and as attorney in fact for Leonard M. Barrett, and the said William R. Justice, as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL

AND CONVEY unto the said Leonard M. Barrett the following described property situated in Shelby County, Alabama, to-wit:

Lots 14, 15, 16, 17, 18 and 19 in Block 31 according to H. H. Dunstan's map of the town of Calera, Shelby County, Alabama, as recorded in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD the above described property unto the Leonard M. Barrett, and his, her, its or their successors and assigns forever, subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Leonard M. Barrett has caused this instrument to be executed by and through William R. Justice as Auctioneer conducting said sale, and as Attorney in Fact, and William R. Justice as Auctioneer conducting said sale, has hereto set his hand and seal on this the 13th day of February, 2009.

Leonard M. Barrett, Mortgagee:

By: William R. Justice
William R. Justice
as Attorney in Fact and
Auctioneer.

By: William R. Justice
William R. Justice
as Auctioneer conducting said sale


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that William R. Justice whose name as Auctioneer and Attorney in Fact for Leonard M. Barrett, 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 Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 13th day of February, 2009.

Robert J. Palmer
Notary Public

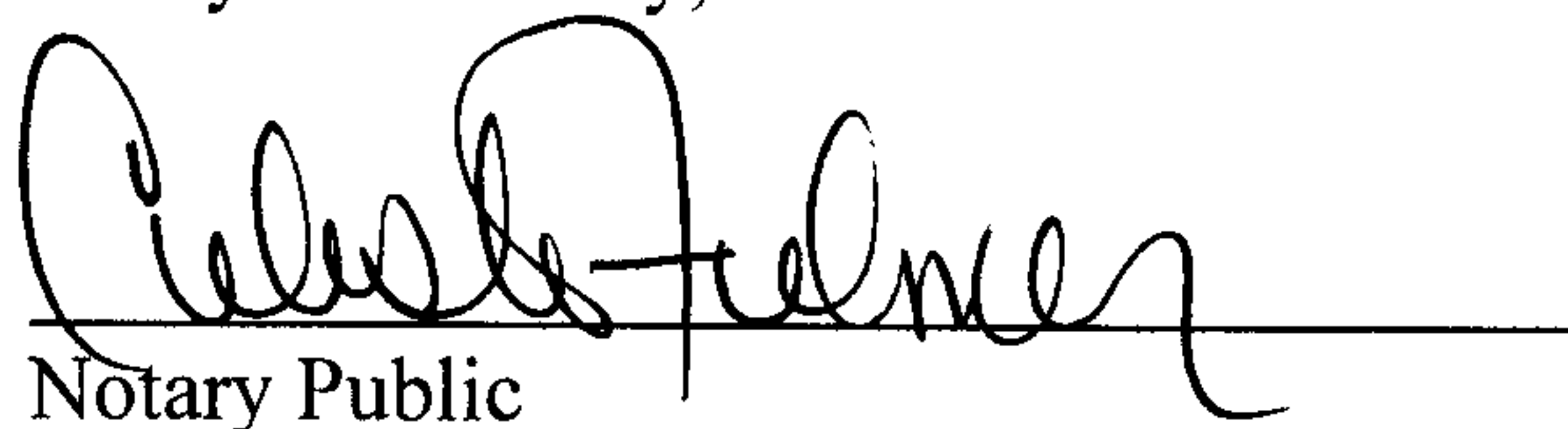
My Commission Expires:


20090213000051870 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
02/13/2009 02:18:33PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, being a Notary Public in and for said County, in said State, do hereby certify that William R. Justice, 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 said conveyance, he, in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal the 13th day of February, 2009.


Notary Public

My Commission Expires: 10-6-12

Document prepared by:

William R. Justice, Attorney at Law
P.O. Box 587, Columbiana, AL 35051

Send tax notice to:

P.O. Box 12, Calera, AL 35040