

STATE OF ALABAMA

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MORTGAGE FORECLOSURE DEED

COUNTY OF SHELBY

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KNOW ALL MEN BY THESE PRESENTS THAT, WHEREAS, heretofore, on the 1st day of August 2007, Roland H. Henson and wife Patricia Henson and Gary R. Henson, a married man, executed a certain mortgage on property hereinafter described to First United Security Bank, which said mortgage is recorded in Instrument Number 2007091700435010, 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 *Shelby County Reporter*, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of February 18, 2009, February 25, 2009 and March 4, 2009; and

WHEREAS, on March 11, 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 South entrance Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Robert P. Reynolds 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 Fifty Thousand Seventy-Five Dollars and 00/100ths (\$50,075.00) 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 Fifty Thousand Seventy-Five Dollars and 00/100ths (\$50,075.00), on the indebtedness secured by said mortgage, the said Roland H. Henson, Patricia Henson and Gary R. Henson by and through Robert P. Reynolds, 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:

Parcel 4:

From a corner accepted as the SW corner of the NE Quarter of the SE Quarter of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning; thence proceed in a Northeasterly direction along the East right of way line of U.S. Highway No. 231 for a distance of 154.24 feet; thence run South 69 degrees 45' 42" East for 204.88 feet; thence run South 01 degrees 05'

58" East for 69.12 feet; thence South 88 degrees 54' 02" West for 246.96 feet to the point of beginning.

Parcel 5:

Commencing at the SW corner of the NE Quarter of the SE Quarter of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama; thence North 20 degrees 14' 18" East along the East right of way line of U.S. Highway No. 231 a distance of 154.24 feet to the point of beginning; thence continue along said right of way North 20 degrees 14' 18" East a distance of 138.70 feet; thence North 84 degrees 05' 14" East a distance of 386.69 feet; thence South 08 degrees 33' 14" East a distance of 20.06 feet; thence South 08 degrees 31' 44" East a distance of 98.83 feet; thence North 84 degrees 19' 55" West a distance of 100.00 feet; thence South 08 degrees 08' 43" East a distance of 200.72 feet; thence South 88 degrees 54' 07" West a distance of 185.66 feet; thence North 01 degrees 05' 58" West a distance of 69.12 feet; thence North 69 degrees 45' 42" West a distance of 204.88 feet to the point of beginning.

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 Roland H. Henson, Patricia Henson, Gary R. Henson 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 11th day of March, 2009.

ROLAND H. HENSON, PATRICIA HENSON AND
GARY HENSON

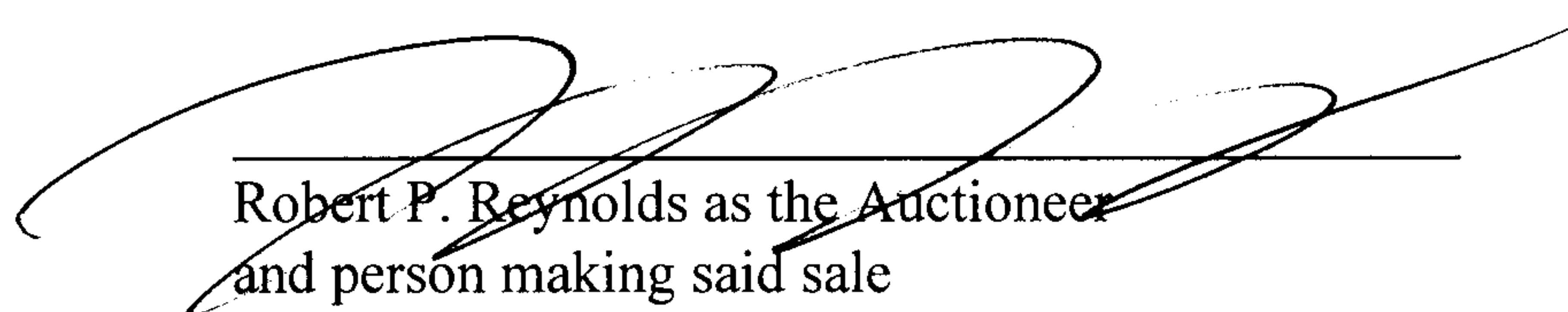
BY: 

Robert P. Reynolds
Attorney-in-Fact

FIRST UNITED SECURITY BANK

BY: 

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

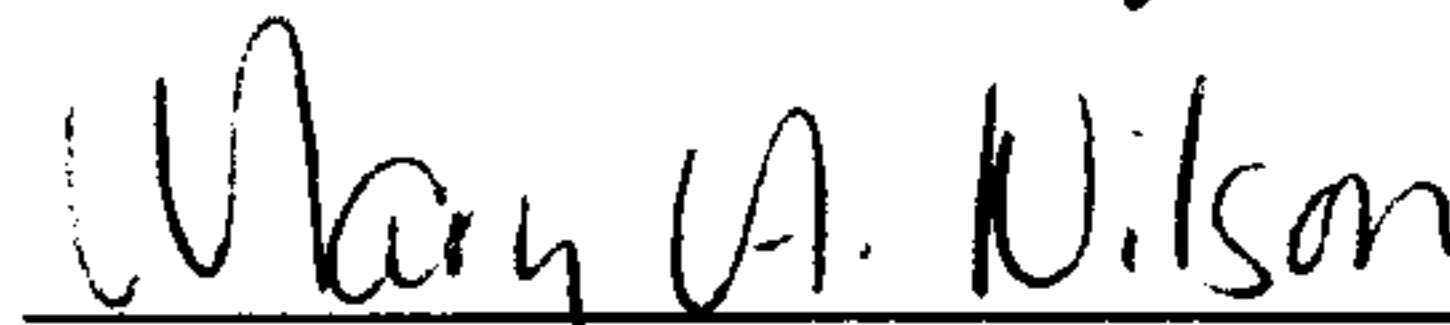

Robert P. Reynolds as the Auctioneer
and person making said sale

STATE OF ALABAMA

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 Roland H. Henson, Patricia Henson and Gary R. Henson 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 11th day of March, 2009.



Notary Public

My Commission Expires: 9/15/2012

THIS INSTRUMENT PREPARED BY:
Robert P. Reynolds, Esq.
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