

STATE OF ALABAMA)
) MORTGAGE FORECLOSURE DEED
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit March 25, 2003, Monta Standridge and Emma Standridge executed a certain mortgage on property hereinafter described to First United Security Bank, which said mortgage is recorded in Instrument Number 20030508000285150, 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 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 therefor; 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 a said mortgage, by U. S. Mail and by publication in *The Shelby County Reporter*, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of May 6, May 13 and May 20, 2009, WHEREAS, on the 29th day of May, 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 Burt W. Newsome as Attorney-in-Fact for the said Monta Standridge and Emma Standridge did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Burt W. Newsome 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

Eighty-One Thousand Five Hundred Eighty and No/100 Dollars (\$81,580.00), which sum of money First United Security Bank offered to apply to the costs of foreclosure and then to 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 the amount of Eighty-One Thousand Five Hundred Eighty and No/100 Dollars (\$81,580.00), the said Monta Standridge and Emma Standridge and First United Security Bank by and through Burt W. Newsome, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and Auctioneer does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said First United Security Bank AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

Parcel I:

A parcel of land in the Southeast of the Southwest of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama described as follows:

From the Northeast corner of the Southeast quarter of the Southwest quarter of Section 1, Township 20 South, Range 2 East, run thence South along the East boundary of said Southeast quarter of Southwest quarter a distance of 1,015.9 feet to the point of beginning of herein described lot, thence turn 76 degrees 44 minutes 07 seconds right and run 230.87 feet to a point on the Northerly boundary of U.S. Highway No. 280 (300 foot right of way); thence turn 132 degrees 08 minutes left and run 273 feet to the Southeast corner of the Southeast quarter of Southwest quarter of said Section 1, thence turn 124 degrees 36 minutes 6 seconds left and run 208.00 feet back to the point of beginning; being situated in Shelby County, Alabama.

Parcel II:

A parcel of land in the Southeast quarter of the Southwest quarter of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama described as follows:

From the Northeast corner of the Southeast quarter of Southwest quarter of Section 1, Township 20 South, Range 2 East, run thence South along the East boundary of said Southeast quarter of Southwest quarter a distance of 390.51 feet to the point of beginning of herein described lot, thence continue along said course a distance of 625.39 feet, thence turn 76 degrees 44 minutes 07 seconds right and run 230.87 feet to a point on the Northerly boundary of U.S. Highway No. 280 (300 feet right of way), thence turn 47 degrees 52 minutes right and run 214.18 feet along said highway boundary to a concrete monument Highway Station 1301 +50, thence turn 50 degrees 54 minutes 18 seconds right and run 112.87 feet along a flair back to a concrete monument on the Easterly boundary of County Highway No. 475, thence turn 47 degrees 11 minutes 20 seconds right and run 604.40 feet along said County Highway boundary to the point of beginning of herein described lot, being situated in Shelby County, Alabama.

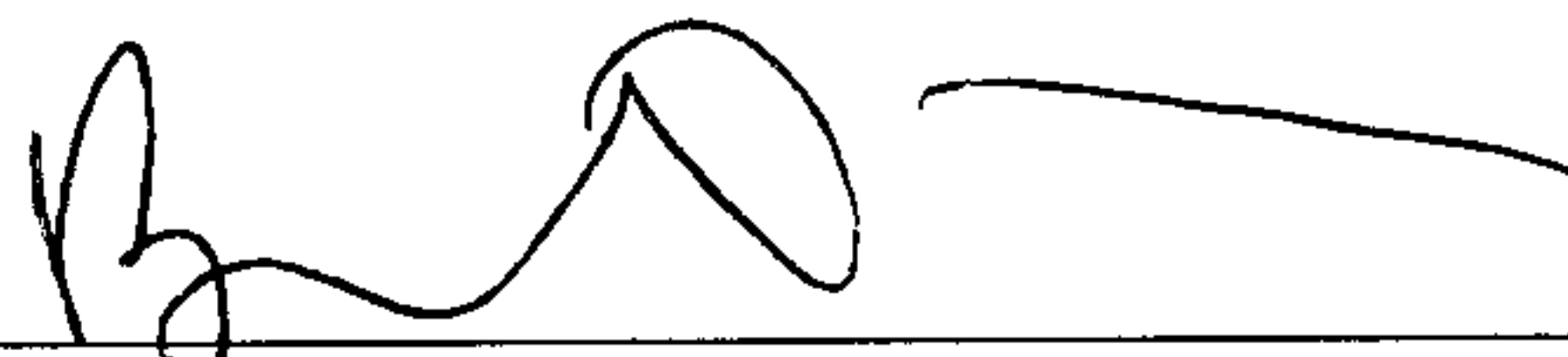
Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way

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 the said First United Security Bank, its 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 and the United States of America.

IN WITNESS WHEREOF, the said Monta Standridge and Emma Standridge and First United Security Bank have caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Burt W. Newsome has hereto set his hand and seal on this the 29th day of May, 2009.

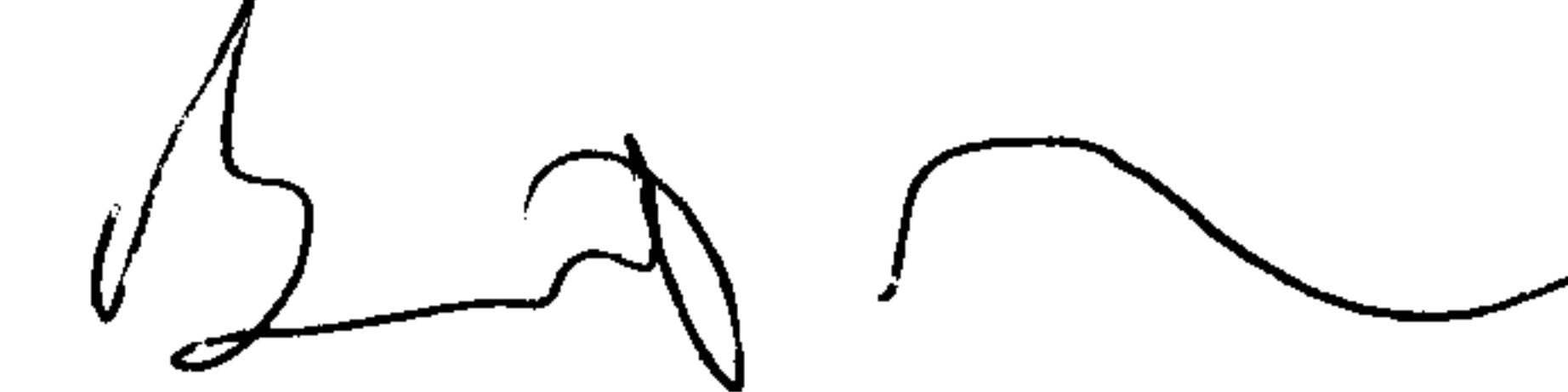
MONTA STANDRIDGE

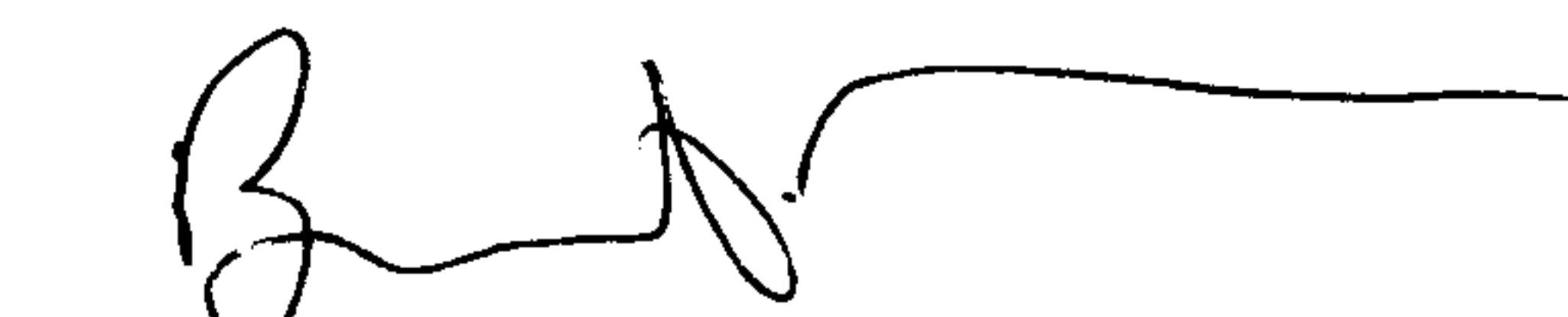
BY: 
Burt W. Newsome
Attorney-in-Fact

EMMA STANDRIDGE

BY: 
Burt W. Newsome
Attorney-in-Fact

FIRST UNITED SECURITY BANK

BY: 
Burt W. Newsome
as Attorney-In-Fact and Agent

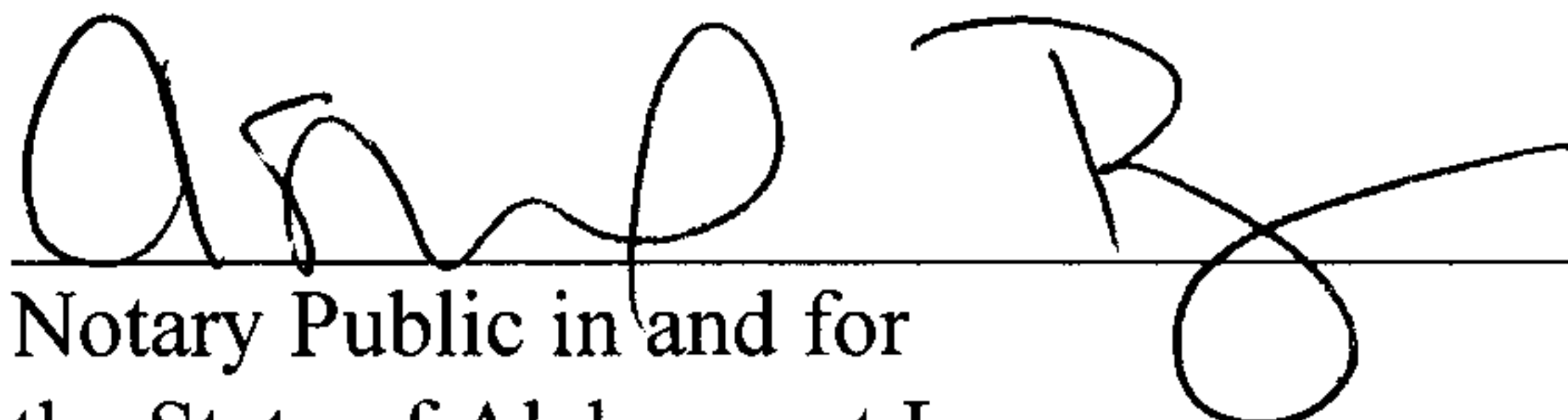
BY: 
Burt W. Newsome as the Auctioneer
and person making said sale

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Burt W. Newsome whose name as Attorney-in-Fact for Monta Standridge and Emma Standridge, whose name as Attorney-in-Fact and agent for First United Security Bank is signed to the foregoing conveyance and whose name as Auctioneer and person making said sale, 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 29th day of May, 2009.


Notary Public in and for
the State of Alabama at Large

My Commission Expires 8/6/2011

THIS INSTRUMENT PREPARED BY:

BURT W. NEWSOME
NEWSOME LAW, LLC
ATTORNEYS AT LAW
Post Office Box 382753
Birmingham, Alabama 35238
(205) 747-1970


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Shelby Cnty Judge of Probate, AL
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