

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF Shelby)

Alene Osborn, a single person

MAP#09-0137

KNOW ALL MEN BY THESE PRESENTS: That, Alene Osborn, a single person did, on to-wit: the 17th day of Febraury, 2008 execute a mortgage to Wells Fargo Bank, N.A., which mortgage is recorded in Instrument Number 20060306000104080, said mortgage transferred and assigned to The Secretary of Housing and Urban Development, Washington, D.C. in Instrument Number 20080414000151210 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 The Secretary of Housing and Urban Development, Washington, D.C. 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 Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of April 29, May 6 and May 13, 2009; and

WHEREAS, on the 28th day of May, 2009, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and The Secretary of Housing and Urban Development, Washington, D.C. 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

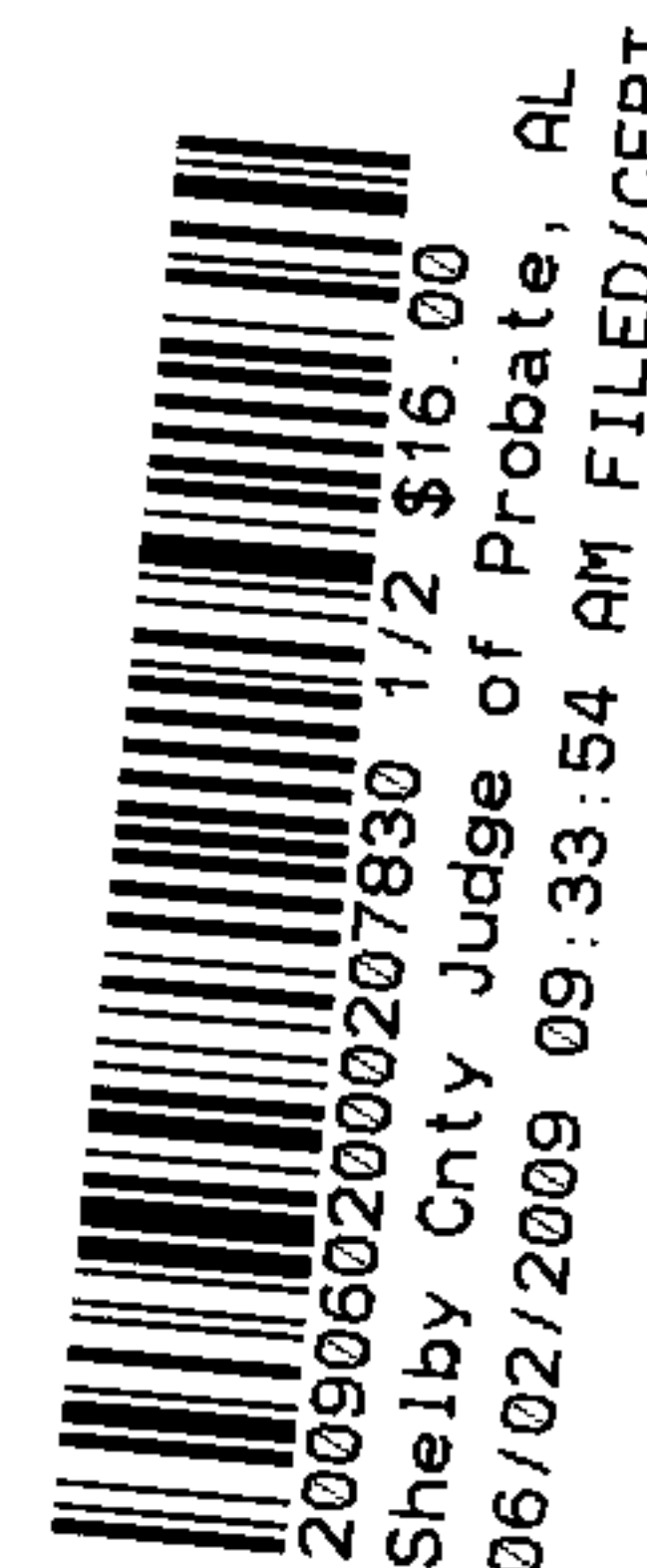
WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of The Secretary of Housing and Urban Development, Washington, D.C. in the amount of **One Hundred Thrity Five Thousand Six Hundred Fifty Two and 81/100 Dollars (\$135,652.81)**, which sum the said The Secretary of Housing and Urban Development, Washington, D.C. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said The Secretary of Housing and Urban Development, Washington, D.C.; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, 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 **One Hundred Thrity Five Thousand Six Hundred Fifty Two and 81/100 Dollars (\$135,652.81)**, cash, the said Alene Osborn, a single person, acting by and through the said The Secretary of Housing and Urban Development, Washington, D.C. by Vicki N. Smith, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee or Mortgagee, and the said The Secretary of Housing and Urban Development, Washington, D.C., by Vicki N. Smith, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Vicki N. Smith, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto The Secretary of Housing and Urban Development, Washington, D.C. the following described real estate situated in Shelby County, Alabama to wit:

The following described real estate, situated in Shelby County, Alabama, to-wit: (Parcel 1-C) Commence at the Southeast corner of the SW 1/4 of SE 1/4, Section 24, T-19S, R-1W; thence run Westerly along the South line of said SW 1/4 of SE 1/4, a distance of 390.79 feet to a point on the Western 25 foot right-of-way line of County Highway 440; thence turn an angle of 101° 53' 44" to the right and run Northeasterly along said right-of-way line a distance of 530.79 feet to the point of beginning; thence continue along the same line of direction a distance of 69.21 feet to a point; thence turn an angle 101° 53' 44" to the left and Westerly a distance of 31.25 feet to a point; thence turn an angle of 104° 04' 55" to the left and run Southeasterly a distance of 69.82 feet to the point of beginning. Said parcel is lying in the SW 1/4 of SE 1/4, Section 24, T-19S, R-1W and contains 0.0243 acre. AND The following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the SW 1/4 of the SE 1/4, Section 21, Township 19, Range 1 West, beginning at a point 200 feet North of South line of Forty on the West side of road leading from Highway 91 to




W.D. Osborn residence, thence West 220 feet, North 200 feet, East 220 feet, South 200 feet to point of beginning. Containing one acre, more or less.

Being the same property conveyed to the Grantee(s) by deed from Roderick Osborn and Romona Gay Osborn, dated 11/14/86 and recorded 11/14/86 in Deed Book 100, Page 470. and Being the same property conveyed to the Grantee(s) by deed from Barbara Ann Osborn Moore and Ray E. Moore, dated 12/29/73 and recorded 01/09/74 in Deed Book 284, Page 699.

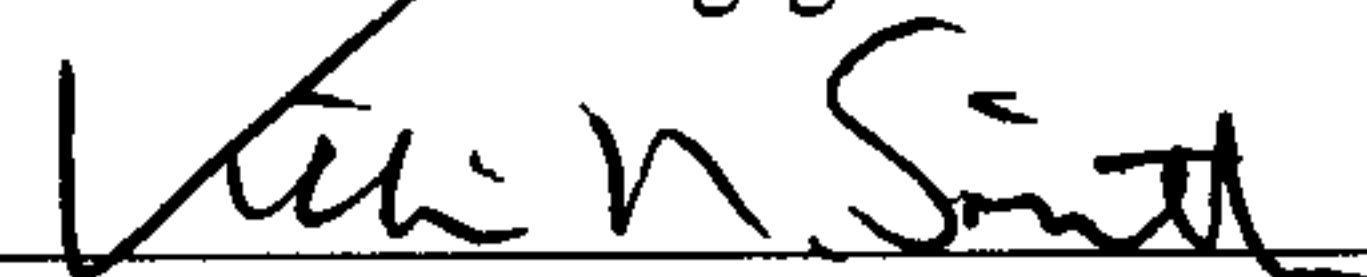
Property being sold "AS IS". Property is subject to any title deficiencies. No representation is made as to the title to the subject property.

TO HAVE AND TO HOLD THE above described property unto The Secretary of Housing and Urban Development, Washington, D.C. 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.

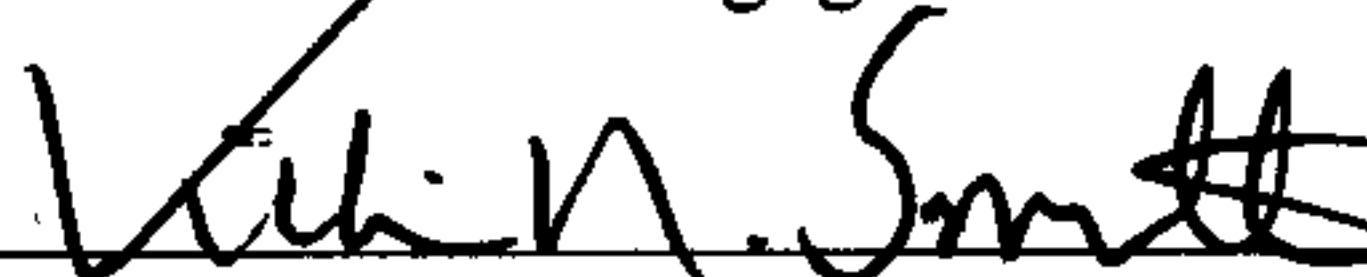
IN WITNESS WHEREOF, the said The Secretary of Housing and Urban Development, Washington, D.C., has caused this instrument to be executed by Vicki N. Smith, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Vicki N. Smith, has executed this instrument in his capacity as such auctioneer on this the 28th day of May, 2009.

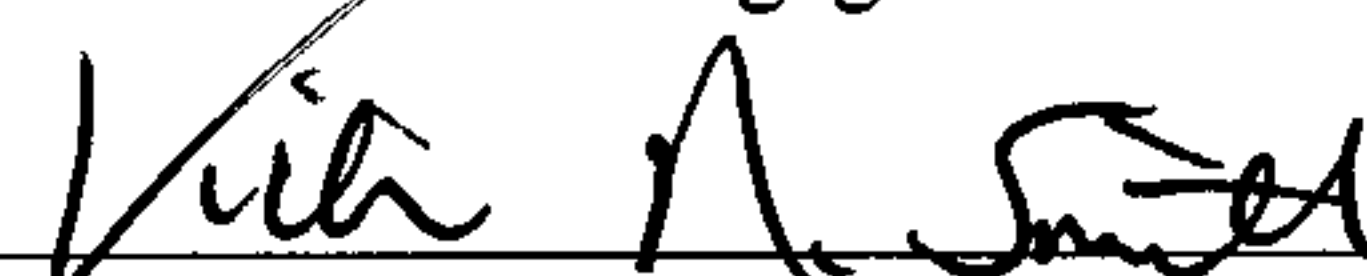

20090602000207830 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/02/2009 09:33:54 AM FILED/CERT

Alene Osborn, a single person Mortgagor(s)
By: The Secretary of Housing and Urban Development, Washington, D.C. Mortgagee or Transferee of Mortgagee

By: 
Vicki N. Smith, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

The Secretary of Housing and Urban Development, Washington, D.C. Mortgagee or Transferee of Mortgagee

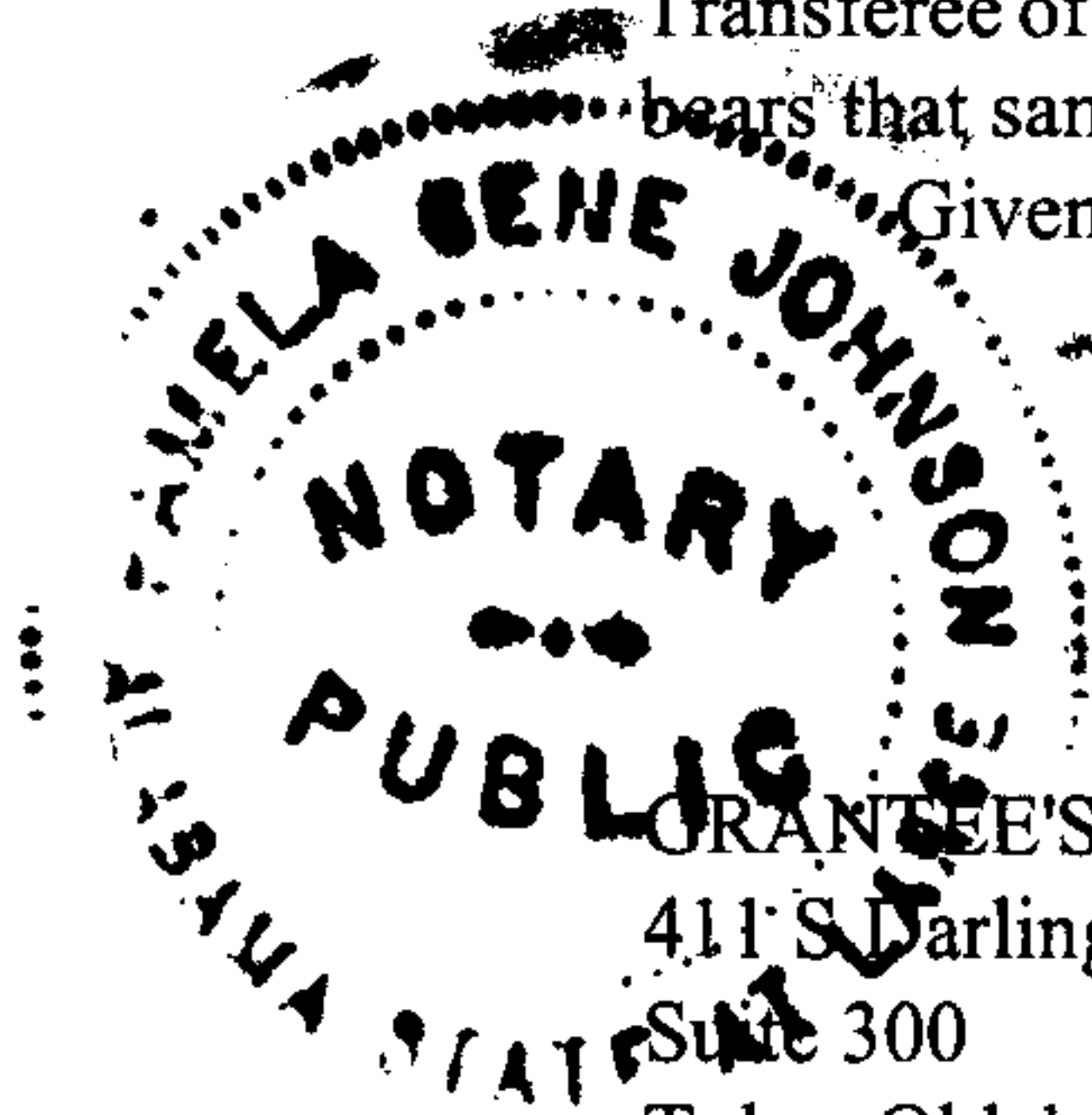
By: 
Vicki N. Smith, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of the Mortgagee

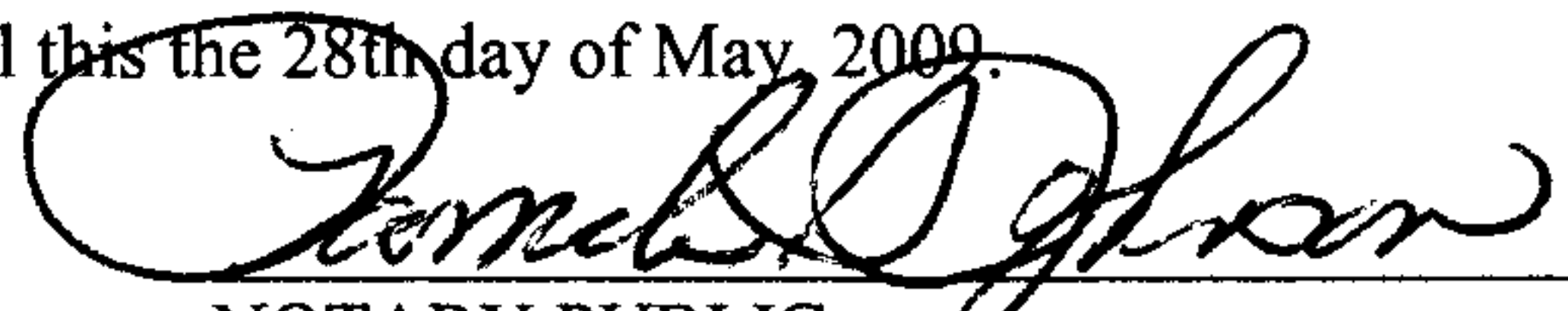
By: 
Vicki N. Smith, as Auctioneer and the person conducting sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Vicki N. Smith, 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/she, in his/her 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 name and official seal this the 28th day of May, 2009.




NOTARY PUBLIC
COMMISSION EXPIRES: 11/1/12

GRANTEE'S ADDRESS:
411 S. Darlington
Suite 300
Tulsa, Oklahoma 74135

Instrument prepared by:
MARK A. PICKENS, P.C.
Post Office Box 59372
Birmingham, Alabama 35259