


This instrument prepared by:
Robert H. Adams
Haskell Slaughter Young & Rediker, LLC
1400 Park Place Tower
2001 Park Place North
Birmingham, Alabama 35203

Send tax notice to:
Compass Bank
Attn: Carl Scott
24 Greenway Place
Suite 1601
Houston, Texas 77046

FORECLOSURE DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20090603000210700 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
06/03/2009 11:36:51 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: June 29, 2007, Kevin M. Hornsby and Heidi R. Hornsby, ("Mortgagors"), executed a certain mortgage to Compass Bank, ("Mortgagee"), which said mortgage is recorded in the records of the office of the Judge of Probate of Shelby County, Alabama in Instrument Number 20070706000319240 ("Mortgage"), and

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and the said Mortgagee 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, in accordance with the terms thereof, by publication in the *Shelby County Reporter*, a newspaper of general circulation in Shelby County, Alabama, in its issues of May 6, 13 and 20, 2009; and,

WHEREAS, on June 3, 2009, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said Mortgagee did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, Columbiana, Alabama, all of its rights, title and interest in the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the

aforementioned mortgage was the bid of Compass Bank in the amount of Five Hundred Thousand and no/100 (\$500,000.00) Dollars which sum was offered to be credited to the indebtedness secured by said mortgage and said property was thereupon sold to Compass Bank; and,

WHEREAS, Robert H. Adams, agent and attorney-in-fact for Mortgagee, acted as auctioneer as provided in said Mortgage and conducted the said sale; and,

WHEREAS, said Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the purchase price of Five Hundred Thousand and no/100 (\$500,000.00) Dollars, Kevin M. Hornsby and Heidi R. Hornsby, Mortgagors, by and through the said Robert H. Adams, agent and attorney-in-fact for Mortgagee, does grant, bargain, sell and convey unto the said Compass Bank, all of their rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 3219, according to the Survey of Highland Lakes, 32nd Sector, an Eddleman Community, as recorded in Map Book 35, Page 23, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the Private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. #1996-17543 and further amended in Inst. # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 32nd Sector, recorded as Instrument No. 20050609000280550 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances or other interests of



20090603000210700 3/3 \$18.00
 Shelby Cnty Judge of Probate, AL
 06/03/2009 11:36:51 AM FILED/CERT

record which take priority over the Mortgage.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

TO HAVE AND TO HOLD, the above described property unto the said Compass Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.

IN WITNESS WHEREOF, the said Compass Bank, By Robert H. Adams, agent and attorney-in-fact for Compass Bank, as auctioneer conducting said sale, has caused these presents to be executed on this, the 3rd day of June, 2009.

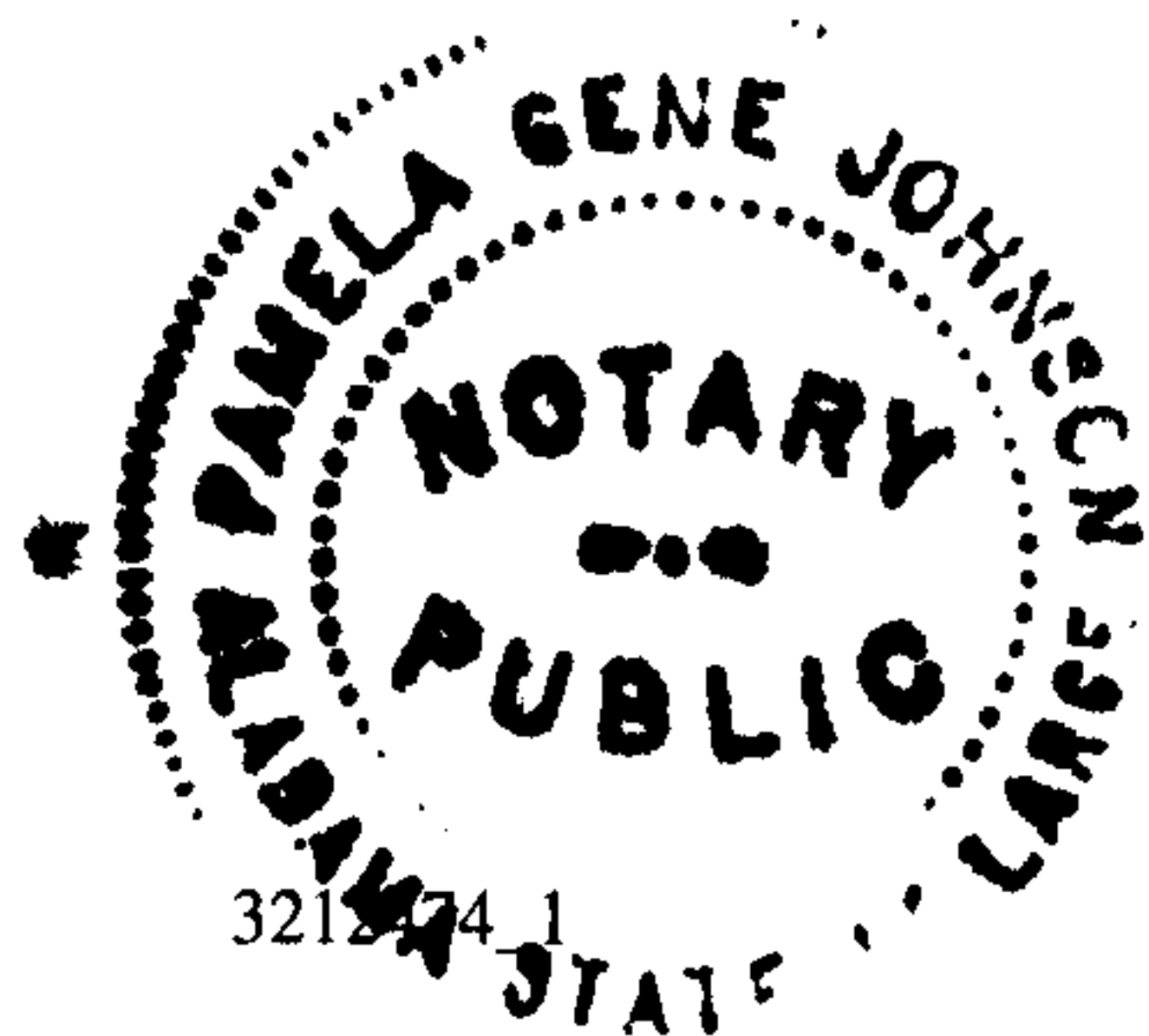
BY: Robert H. Adams
 Robert H. Adams, agent and attorney-in-fact for
 Compass Bank,
 as Auctioneer

Robert H. Adams
 Robert H. Adams, 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 Robert H. Adams, whose name as agent and attorney-in-fact for Compass Bank, as auctioneer conducting 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 this conveyance, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 3rd day of June, 2009.



Pamela Johnson
 Notary Public 11/14/12