


FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)


20090616000230060 1/4 \$23.00
Shelby Cnty Judge of Probate, AL
06/16/2009 01:09:33 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wits, March 7, 2006, Billy P Jones and wife, Mary Jones ("Mortgagors"), executed a certain mortgage ("Mortgage") to Acceptance Loan Company, Inc. said Mortgage being recorded March 14, 2006, in Instrument # 20060314000119710 and re-recorded in Instrument # 20090401000119790, in the Office of the Judge of Probate of Shelby County, Alabama;

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and Acceptance Loan Company, Inc. as holder, did declare all of the indebtedness secured by the 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 U.S. Mail and by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in its issues of May 20, 2009; May 27, 2009 and June 3, 2009;

WHEREAS, on June 16, 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 Acceptance Loan Company, Inc. did offer for sale and sell at public outcry, in front of the Courthouse door, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the Mortgage was the bid of Acceptance Loan Company, Inc. in the amount of Twenty-Five Thousand and 00/100 (\$25,000.00) Dollars, which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to Acceptance Loan Company, Inc. as purchaser; and

WHEREAS, Paul K. Lavelle, conducted said sale on behalf of Acceptance Loan Company, Inc. as holder; and

WHEREAS, the terms of the Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchases;

NOW THEREFORE, in consideration of the premises and the payment of Twenty-Five Thousand and 00/100 (\$25,000.00) Dollars, Mortgagors, by and through Acceptance Loan Company, Inc. as holder, do grant, bargain, sell and convey unto Acceptance Loan Company, Inc. the following described real property situated in Shelby County, Alabama to wit:

That certain tract or parcel of land, located in the northwest quarter of the northeast quarter of Section 9, township 24 north, range 12 east and more particularly described as follows: Begin at the northeast corner of said NW1/4 OF NE1/4 and run South 89 degrees and 30 minutes west, 317 feet; thence south 0 degrees and 30 minutes west 270 feet, to the point of beginning; thence run south 78 degrees and 0 minutes west, 247 feet; thence run south 5 degrees and 30 minutes west; 839 feet; thence run North 82 degrees east, 478 feet; thence run north 10 degrees east, 382 feet; thence, run north 1 degree and 31 minutes east of 447.5 feet; thence run south 80 degrees and 30 minutes west, 234 feet; thence run north 0 degrees and 30 minutes east 35 feet to the point of beginning.

Less and except : (Deed Book 321, page 722, 4.1)

A portion of the NW ¼ of the N/E ¼ of Section 9, Township 24 North Range 12 East described as follows: Begin at the SE corner of Section 9, township 24 North, Range 12 East and run northerly along the east side of the said Section 9 for 5351.27 feet to the NE corner of the said Section 9, then turn an angle of 88 degrees 51 minutes 59 seconds to the left and run westerly for 1676.05 feet, then turn an angle of 83 degrees 34 minutes 28 seconds to the left and run southerly for 310.90 feet to the point of beginning. Then turn an angle of 75 degrees 54'32" to the right and run westerly for 247.00', then turn an angle of 72 degrees 30' to the left and run southerly for 498.33 feet to the point of beginning. Then continue along the last described course and along a fence line for 249.51 feet, then turn an angle of 102 deg. 50 minutes 44 seconds to the left and run easterly for 305.26, then turn an angle of 81 deg.55 minutes 15 seconds to the left and run northerly for 321.18 feet, then turn an angle of 175 degrees 14 minutes 01 seconds to the left and run southerly for 118.33 feet, then turn an angle of 85 degrees 45 minutes 29 seconds to the right and run Westerly for 271.67 feet back to the point of beginning.

Also less and except (1994-36622)

A portion of the NW ¼ of the N/E ¼ of Section 9, Township 24 North Range 12 East described as follows: Begin at the SE corner of Section 9, township 24 North, Range 12 East and run northerly along the east side of the said Section 9 for 5351.27 feet to the NE corner of the said Section 9, then turn an angle of 88 degrees 51 minutes 59 seconds to the left and run westerly seconds to the left and run westerly for 1676.05 feet, then turn an angle of 83 degrees 34 minutes 28 seconds to the left and run southerly for 310.90 feet to the point of beginning. Then turn an angle of 75 degrees 54'32" to the right and run westerly for 247.00', then turn an angle of 72 degrees 30' to the left and run southerly for 498.33 feet. Then turn an angle of 94 degrees 14 minutes 31 seconds to the left and run Easterly for 271.67 feet, then turn an angle of 85 degrees 45 minutes 29 seconds to the left and run Northerly for 118.53 feet, thence turn an angle of 85 degrees 45 minutes 29 seconds to the right and run Easterly for 193.74 feet to a point on the West ROW of Shelby County Road No. 73, then turn an angle of 90 degrees 02 minutes 17 seconds to the left and run Northerly along the said ROW of 437.97 feet, then turn an angle of 100 degrees 43 minutes 12 seconds to the left and run Westerly for 200.63 feet, then turn an angle of 101 degrees 35 minutes 28 seconds to the right and run Northerly for 35.07 feet to the point of beginning.

Also Less and except: (Deed Book 301, page 806 and rerecorded in Book 313, page 290)

Commencing at the Northeast corner of the NW ¼ of the NE ¼, Section 9, Township 24 South, Range 12 East, thence north 85 degrees 43 minutes west a distance of 354.00 feet to a point; thence south 3 degrees 17 minutes east a distance of 314.00 feet to a point; thence northeasterly a distance of 224.70 feet to a point on the west R.O.W. line of Shelby County Road No. 73; thence southeasterly along said R.O.W. line a distance of 718.50 feet to a point, the point of beginning; thence continue along said R.O.W. line a distance of 91.00 feet to a point; thence south 82 degrees 21 minutes west a distance of 478.00 feet to a point ; thence north 5 degrees 51 minutes East a distance of 91.00 feet to a point; thence easterly a distance of 473.45 feet to the point of

beginning. Said land being situated in the NW1/4 of NW ¼ Section 9, Township 24 South, Range 12 East, Shelby County, Alabama.

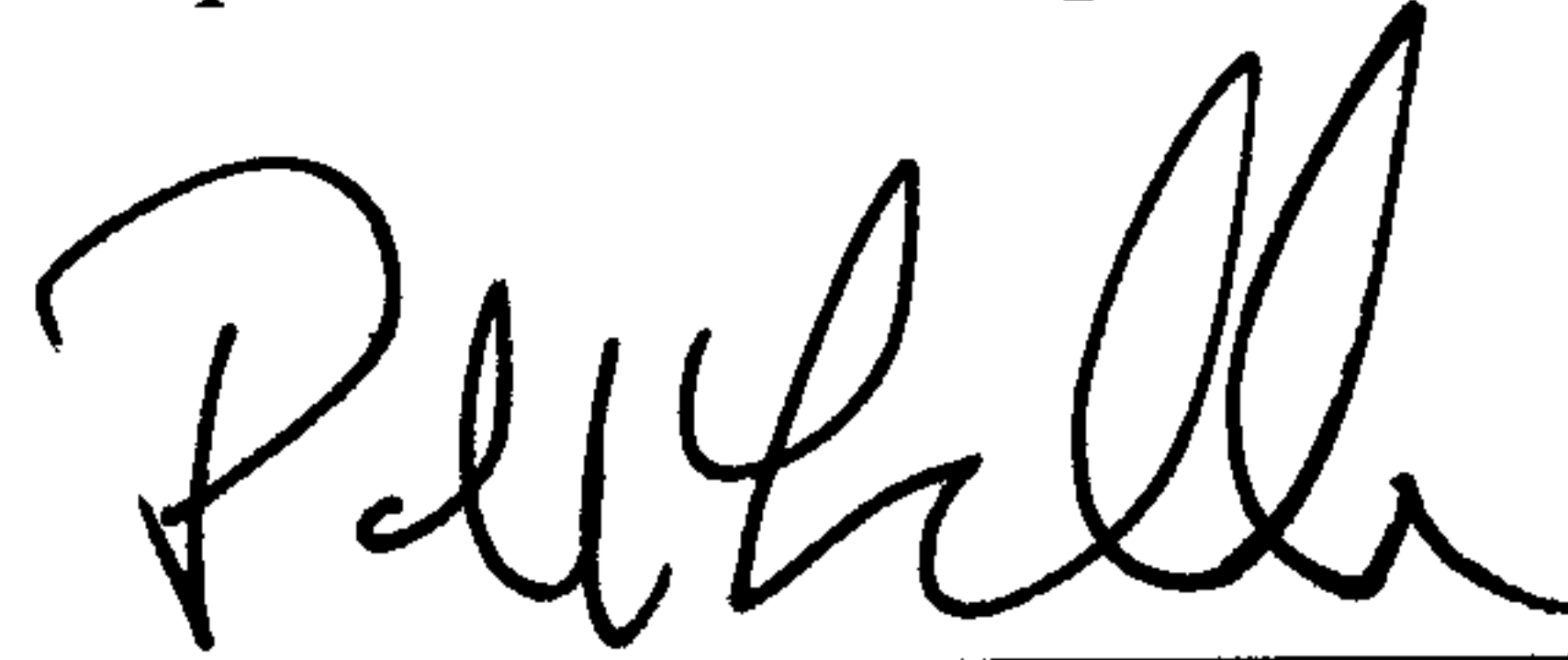
TO HAVE AND TO HOLD, the above described property unto Acceptance Loan Company, Inc. their heirs and legal representatives; subject however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Acceptance Loan Company, Inc. as holder, has caused this instrument to be executed by and through Paul K. Lavelle, as auctioneer conducting said sale for said Mortgagee, and said Paul K. Lavelle, has hereto set his hand and seal on this the 16th day of June, 2009.

BY: Billy P Jones and wife, Mary Jones

BY: Acceptance Loan Company, Inc.

BY:



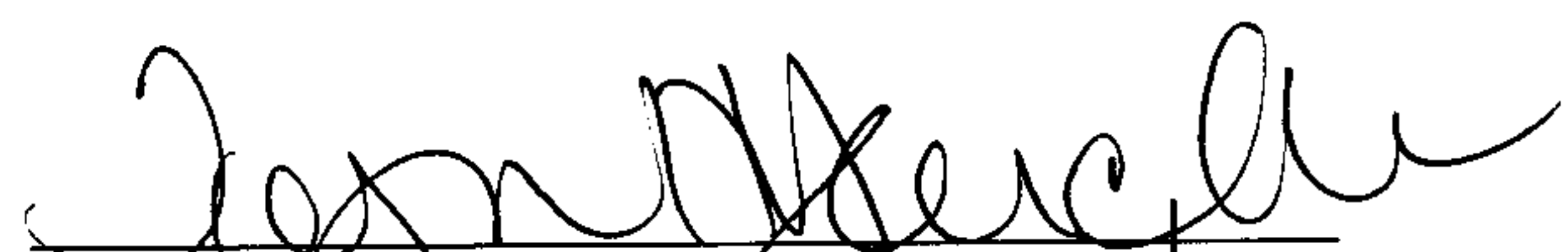
Paul K. Lavelle
as Attorney in Fact and Auctioneer

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul K. Lavelle, whose name as auctioneer and attorney in-fact for the 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 this conveyance, he in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of June, 2009.

[Notary Seal}



Notary Public
My Commission Expires: 5/22/13

This instrument prepared by:

Paul J. Spina, III

YEAROUT, SPINA & LAVELLE, P.C.


1500 Urban Center Drive, Suite 450

Birmingham, Alabama 35242

(205) 298-1800

Attorneys for Mortgagee

Loan # 805-14


20090616000230060 4/4 \$23.00
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SEND TAX NOTICE TO:

Acceptance Loan Company

2834 H Pelham Pkwy

Pelham, AL 35124