

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236-0345

STATE OF ALABAMA
SHELBY COUNTY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: on **October 27, 2006, Curtis Sherman and wife, Stephanie Sherman**, executed a certain mortgage on property hereinafter described to **American General Financial Services of Alabama, Inc.**, which mortgage is recorded in **Instrument Number 20061103000542260**, in the **Office of the Judge of Probate of Shelby County, Alabama**; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in the case of default in the payment of the indebtedness thereby secured, 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 publishing in said county by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and **American General Financial Services of Alabama, Inc.**, did declare all of the indebtedness secured by said mortgage subject to foreclosure, as therein provided, and did give due and proper notice of the foreclosure of said mortgage by publication in the **Shelby County Reporter**, a newspaper of general circulation published in **Shelby County, Alabama**, in its issues of **May 13th, 2009; May 20th, 2009; and May 27th, 2009**; and

WHEREAS, on **June 10th, 2009**, the day on which the foreclosure was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly conducted and **American General Financial Services of Alabama, Inc.**, did offer for sale and sell at public outcry in front of the Courthouse door in **Columbiana, Shelby County, Alabama**, the property hereinafter described; and

WHEREAS, Foster D. Key was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for said **American General Financial Services of Alabama, Inc.**, and whereas **American General Financial Services of Alabama, Inc.**, was the highest bidder and best bidder, in the amount of **One Hundred Thirty Five Thousand Three Hundred Twenty Eight and 20/100 Dollars (\$135,328.20)** on the indebtedness secured by said mortgage, said **American General Financial Services of Alabama, Inc.**, by and through Foster D. Key as auctioneer conducting said sale and as attorney-in-fact for **Curtis Sherman and wife, Stephanie Sherman**, does hereby grant, bargain, sell and convey unto **American General Financial Services of Alabama, Inc.**, the following-described property situated in **Shelby County, Alabama**, to-wit:

Lots 7 and 8, in Block 68, according to J. H. Dunstan's map of the Town of Calera, Shelby County, Alabama.

Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, covenants, terms, conditions and building set back lines of record.

TO HAVE AND TO HOLD the above-described property unto its heirs and assigns forever;

subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

IN WITNESS WHEREOF, American General Financial Services of Alabama, Inc., has caused this instrument to be executed by and through Foster D. Key as Auctioneer Conducting the Said Sale and as Attorney-in-Fact, and Foster D. Key as Auctioneer Conducting Said Sale has hereto set his hand and seal on this **10th day of June, 2009.**

Curtis Sherman and wife, Stephanie Sherman,

By: *Foster D. Key*
FOSTER D. KEY, ATTORNEY-IN-FACT

American General Financial Services of Alabama, Inc.

By: *Foster D. Key*
FOSTER D. KEY
AUCTIONEER AND ATTORNEY-IN-FACT

By: *Foster D. Key*
FOSTER D. KEY
AUCTIONEER CONDUCTING SAID SALE

STATE OF ALABAMA
COUNTY OF SHELBY



20090616000230930 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/16/2009 03:53:01 PM FILED/CERT

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Foster D. Key, **whose name as Attorney-in-Fact for Curtis Sherman and wife, Stephanie Sherman,** and as Auctioneer and Attorney-in-Fact for **American General Financial Services of Alabama, Inc.,** and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this **10th day of June, 2009.**

Cynthia B Cox
Notary Public
My Commission expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 31, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS**