


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


20090617000231410 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
06/17/2009 10:26:25 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: on **January 20, 2006**, **Ronald Parsons and wife, Martha Parsons**, executed a certain mortgage on property hereinafter described to **American General Financial Services of Alabama, Inc.**, which mortgage is recorded in **Instrument Number 20060124000038630**, 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 Thousand Five Hundred Ninety and 98/100 Dollars (\$100,590.98)** 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 Ronald Parsons and wife, Martha Parsons**, 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:

Parcel No. 1

Commence at the Northeast corner of the Northeast quarter of the Southwest quarter of Section 34, Township 19 South, Range 2 East; Shelby County, Alabama and run thence South 01 degrees 30 minutes 33 seconds East along the East line of said quarter-quarter a distance of 583.87 feet to a steel rebar corner and the point of beginning of the property, Parcel 1 being described; thence run North 52 degrees 58 minutes 23 seconds West a

distance of 132.51 feet to a steel rebar corner; thence run along the arc of a curve to the left having a central angle of 18 degrees 11 minutes 26 seconds and a radius of 769.09 feet; thence run along the arc of said curve an arc distance of 244.18 feet to a steel rebar corner; thence run North 30 degrees 06 minutes 03 seconds West a distance of 49.10 feet to a steel rebar corner on the Southerly margin of Pineview Street, a 40.0 foot wide prescriptive right of way public street; thence run Southwesterly along the arc of a curve to the left having a central angle of 20 degrees 42 minutes 28 seconds and a radius of 720.00 feet; thence run Southwesterly along the arc of said street curve an arc distance of 260.22 feet to the P.T. of said street curve; thence run South 79 degrees 30 minutes 13 seconds West along the South margin of said Pineview Street, a/k/a Knox Street, a distance of 97.17 feet to a steel rebar corner on the Southeast corner of the intersection of Shelby County Highway No. 79 and Pineview Street; thence run South 30 degrees 53 minutes 29 seconds East along the Easterly margin of Highway No. 79 a distance of 225.38 feet to a steel rebar corner; thence run North 79 degrees 30 minutes 13 seconds East a distance of 16.76 feet to a steel rebar corner marking the P.C. of a curve to the left having a central angle of 34 degrees 30 minutes 03 seconds and a radius of 928.44 feet; thence run Northeasterly along the arc of said curve an arc distance of 559.06 feet to a point; thence run North 53 degrees 49 minutes 32 seconds East a distance of 60.45 feet to a steel rebar corner; thence run North 01 degrees 30 minutes 33 seconds West a distance of 47.31 feet to the point of beginning, containing 2.65 acres, more or less.

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.

Ronald Parsons and wife, Martha Parsons,


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


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Shelby Cnty Judge of Probate, AL
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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 Ronald Parsons and wife, Martha Parsons**, 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.**



Notary Public

My Commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 31, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS