

SEND TAX NOTICE TO:
Sparta Special Servicing
1417 North Magnolia Avenue
Ocala, FL 34475

CM #: 55232-148

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 2nd day of October, 2006, James L. Suggs and Cari P. Suggs, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for First Choice Funding, Inc., DBA Norstar Mortgage Group, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20061018000514810, said mortgage having subsequently been transferred and assigned to Taylor, Bean and Whitaker Mortgage Corporation, ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, 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 published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Taylor, Bean & Whitaker Mortgage Corporation 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 13, 2009, May 20, 2009, and May 27, 2009; and

WHEREAS, on June 30, 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 Taylor, Bean & Whitaker Mortgage Corporation 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, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Taylor, Bean & Whitaker Mortgage Corporation ; and

WHEREAS, Taylor, Bean & Whitaker Mortgage Corporation, was the highest bidder and best bidder in the amount of One Hundred Eighty-Two Thousand And 00/100 Dollars (\$182,000.00) on the indebtedness secured by said mortgage, the said Taylor, Bean & Whitaker Mortgage Corporation, by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Taylor, Bean & Whitaker Mortgage Corporation, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land lying in the Southwest quarter of the Northeast quarter of Section 23, Township 20 South, Range 4 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of said quarter- quarter, Section 23, Township 20 South, Range 4 West, Shelby County, Alabama Thence run East along the South line of said quarter-quarter for a distance of 847.02 feet to the Point Of Beginning; Thence continue along said line for a distance of 490.00 feet to a point; Thence deflect an angle left of 89 degrees 13 minutes 40 seconds and run North for a distance of 205.38 feet to a point; Thence deflect an angle left of 74 degrees 36 minutes 37 seconds and run Northwest for a distance of 205.00 feet to a point; Thence deflect an angle left of 57 degrees 44 minutes 01 seconds and run Southwest for a distance of 395.48 feet to the Point of Beginning.

Also a 15 foot easement for ingress and egress described as follows:

A strip of land located In the Southwest Quarter of the Northeast Quarter of Section 23, Township 20 South, Range 4 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of said quarter-quarter Section 23, Township 20 South, Range 4 West, Shelby County, Alabama; Thence run West along said quarter-quarter, line for a distance of 847.02 feet to a point; Thence deflect 41 degrees 34 minutes 18 seconds left and run a distance of 174.81 feet to the centerline of a 15.0 wide easement for Ingress and Egress; Thence deflect 98 degrees 40 minutes 23 seconds left and run 35.19 feet to a point; Thence deflect 12 degrees 45 minutes 19 seconds Right and run 112.67 feet to a point; Thence deflect 8 degrees 38 minutes 26 seconds left and run 47.28 feet to a point; Thence deflect 10 degrees 20 minutes 44 seconds left and run 21.83 feet to a point Thence deflect 22 degrees 24 minutes 19 seconds left and run 33.10 feet to a point; Thence deflect 17 degrees 05 minutes 51 seconds left and run

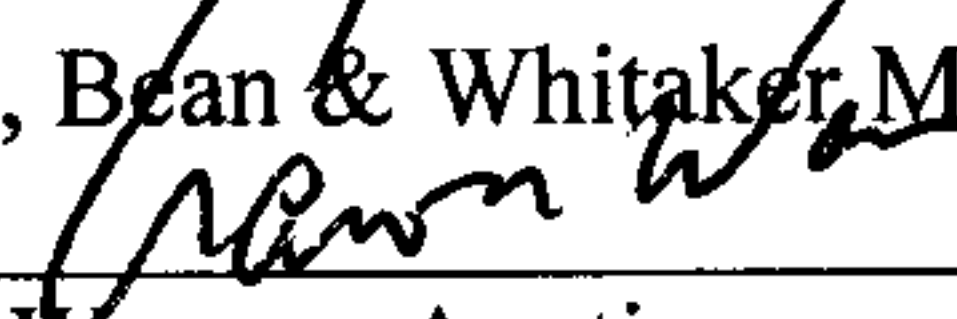


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114.22 feet to a point; Thence deflect 45 degrees 25 minutes 34 seconds left and run 34.77 feet to a point; Thence deflect 22 degrees 13 minutes 31 seconds right and run 22.13 feet to a point; Thence deflect 85 degrees 38 minutes 26 seconds right and run 36.29 feet to a point; Thence deflect 19 degrees 42 minutes 10 seconds right and run 48.96 feet to a point Thence deflect 12 degrees 47 minutes 05 seconds left and run 57.92 feet to a point; Thence deflect 17 degrees 58 minutes 33 seconds left and run 80.94 feet to a point; Thence deflect 10 degrees 44 minutes 24 seconds right and run 66.44 feet to a point; Thence deflect 8 degrees 30 minutes 34 seconds left and run 26.96 feet to a point, said point lying on the South right of way of Shelby County Highway # 93 having a 60.00 right of way and being the end of the 15.0 easement.

TO HAVE AND TO HOLD the above described property unto Taylor, Bean & Whitaker Mortgage Corporation its successors/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; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Taylor, Bean & Whitaker Mortgage Corporation, has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this June 30, 2009.

Taylor, Bean & Whitaker Mortgage Corporation
By: 
Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, acting in his/her capacity as auctioneer and attorney-in-fact for Taylor, Bean & Whitaker Mortgage Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this June 30, 2009.


Notary Public

My Commission Expires: _____

This instrument prepared by:
Cynthia W. Williams
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



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