


FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)


20090805000301310 1/4 \$26.00
Shelby Cnty Judge of Probate, AL
08/05/2009 02:31:40 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wits, November 4, 1999, Kenny E. Allen, Sr. and wife, Mary J Allen ("Mortgagors"), executed a certain mortgage ("Mortgage") to Jim Walter Homes, Inc., said Mortgage being recorded January 12, 2000 in Book 2000, Page 01275, in the Office of the Judge of Probate of Shelby County, Alabama; and subsequently transferred and assigned to Bruce L Bisson, as Trustee of Mid State Trust X and Walter Mortgage Company, LLC, said assignments being recorded in Instrument # 20090630000252230 in the Probate Office of Shelby County, Alabama.

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and Bruce L Bisson, as Trustee of Mid State Trust X and Walter Mortgage Company, LLC, 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 July 8, 2009; July 15, 2009 and July 22, 2009.

WHEREAS, on August 5, 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 Bruce L Bisson, as Trustee of Mid State Trust X and Walter Mortgage Company, LLC 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 Bruce L Bisson, as Trustee of Mid State Trust X and Walter Mortgage Company, LLC in the amount of Forty-Nine Thousand Five Hundred Seventy-Three and 96/100 (\$49,573.96) Dollars, which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to Bruce L Bisson, as Trustee of Mid State Trust X and Walter Mortgage Company, LLC, as purchaser; and

WHEREAS, Paul K. Lavelle conducted said sale on behalf of Bruce L Bisson, as Trustee of Mid State Trust X and Walter Mortgage Company, LLC, 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 Forty-Nine Thousand Five Hundred Seventy-Three and 96/100 (\$49,573.96) Dollars, Mortgagors, by and

through Bruce L Bisson, as Trustee of Mid State Trust X and Walter Mortgage Company, LLC, as holder, do grant, bargain, sell and convey unto Bruce L Bisson, as Trustee of Mid State Trust X and Walter Mortgage Company, LLC the following described real property situated in Shelby County, Alabama to wit:

See attached exhibit "A"

TO HAVE AND TO HOLD, the above described property unto Bruce L Bisson, as Trustee of Mid State Trust X and Walter Mortgage Company, LLC, 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, Bruce L Bisson, as Trustee of Mid State Trust X and Walter Mortgage Company, LLC, 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 5th day of August, 2009.

BY: Kenny E Allen, Sr and Mary J Allen

BY: Bruce L Bisson, as Trustee of Mid State Trust X and Walter Mortgage Company, LLC

BY: Paul K. Lavelle

Paul K. Lavelle

as Attorney in Fact

BY: Paul K. Lavelle

Paul K. Lavelle

as Auctioneer

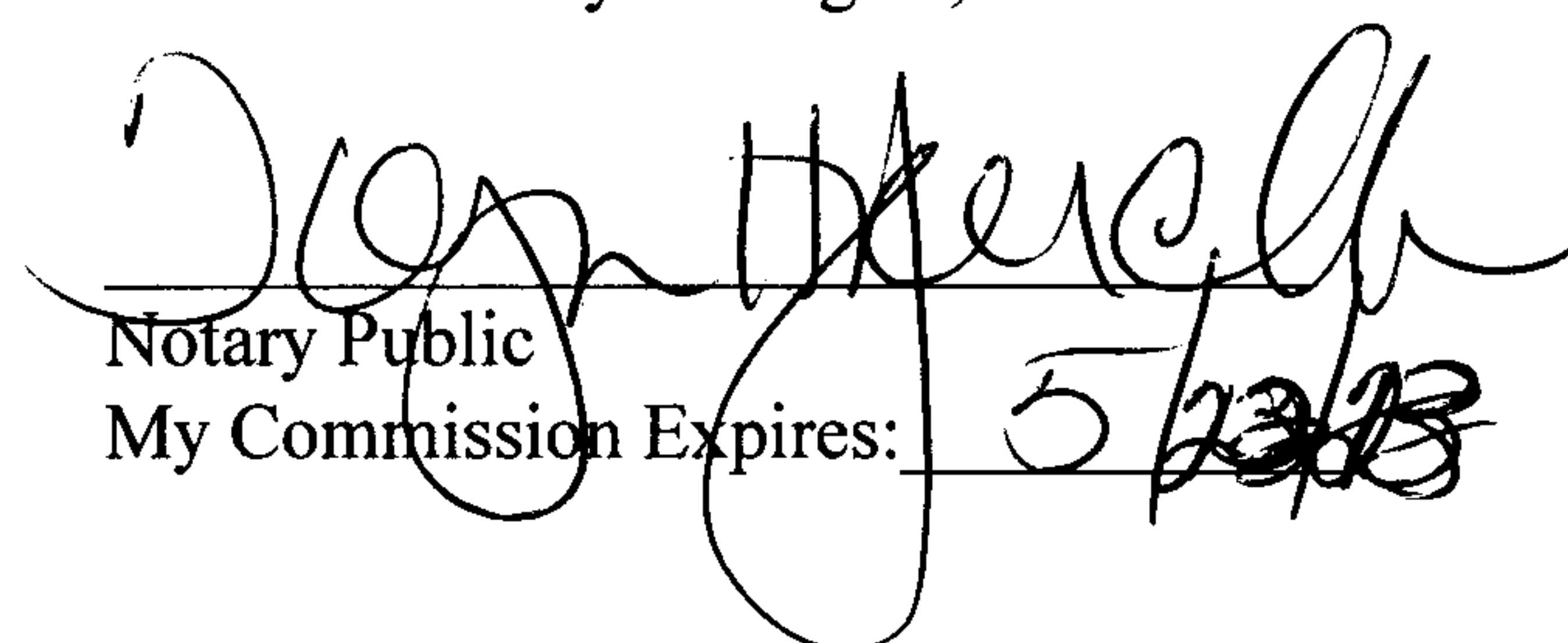
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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul K. Lavelle, whose name as auctioneer and attorney in-fact for the Mortgagee, is signed to the foregoing conveyance and who is known to me, acknowledged 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 5th day of August, 2009.

[Notary Seal}


Notary Public
My Commission Expires: 5/23/13

This instrument prepared by:
Paul K. Lavelle
YEAROUT, SPINA & LAVELLE, P.C.
1500 Urban Center Drive, Suite 450
Birmingham, Alabama 35242
(205) 298-1800
Attorneys for Mortgagee
Loan # 17095559



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COMMENCE AT THE NE CORNER OF THE NE $\frac{1}{4}$ OF THE S/E $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 24 NORTH, RANGE 13 EAST, THENCE RUN WEST ALONG SAID $\frac{1}{4}$ - $\frac{1}{4}$ LINE A DISTANCE OF 654.46 FEET; THENCE TURN AN ANGLE OF 60 DEG. 37 MIN. 29 SEC. LEFT AND RUN A DISTANCE OF 1971.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE 222.56 FEET; THENCE TURN AN ANGLE OF 90 DEG. 00 MIN. 00 SEC. RIGHT AND RUN A DISTANCE OF 200.00 FEET; THENCE TURN AN ANGLE OF 90 DEG. 00 MIN. 00 SEC. RIGHT AND RUN A DISTANCE OF 222.56 FEET; THENCE TURN AN ANGLE OF 90 DEG. 00 MIN. 00 SEC. RIGHT AND RUN A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.02 ACRES MORE OR LESS.