

## MORTGAGE FORECLOSURE DEED

20090819000319060 1/2 \$24.00  
Shelby Cnty Judge of Probate, AL  
08/19/2009 09:46:54 AM FILED/CERT

STATE OF ALABAMA ) Curtis N. Perkins and Tracy M. Perkins, Husband and Wife  
COUNTY OF Shelby ) MMC#  
MAP#09-0213

KNOW ALL MEN BY THESE PRESENTS: That, Curtis N. Perkins and Tracy M. Perkins, Husband and Wife did, on to-wit: the 10th day of May, 1996 execute a mortgage to Mortgage Financing Inc., which mortgage is recorded in Instrument Number 1996-17356, Said Mortgage transferred and assigned to Harbourton Mortgage Co., L.P. in Instrument Number 1996-17357; said mortgage transferred and assigned to U.S. Bank National Association as Trustee 1998-RF-B in instrument number 20041018000574610; said mortgage transferred and assigned to Mortgage Electronic Registration Systems, Inc. in Instrument Number 20051107000577460; said mortgage transferred and assigned to MidFirst Bank in Instrument Number 20080910000359450 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said MidFirst Bank did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof, by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 1, July 8 and July 15, 2009; and

WHEREAS, on the 4th day of August, 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 MidFirst Bank did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter, described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of MidFirst Bank in the amount of **One Hundred Thirty Five Thousand Five Hundred Fifty Eight and 32/100ths Dollars (\$135,558.32)**, which sum the said MidFirst Bank offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said MidFirst Bank; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW THEREFORE, in consideration of the premises and of **One Hundred Thirty Five Thousand Five Hundred Fifty Eight and 32/100ths Dollars (\$135,558.32)**, cash, the said Curtis N. Perkins and Tracy M. Perkins, Husband and Wife, acting by and through the said MidFirst Bank by Pamela G. Johnson, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee or Mortgagee, and the said MidFirst Bank, by Pamela G. Johnson, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Pamela G. Johnson, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto MidFirst Bank the following described real estate situated in Shelby County, Alabama to wit:

**Lot 80, according to the Survey of Dearing Downs, First Addition, as recorded in Map Book 6, Page 141, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.**

**Property being sold "AS IS". Property is subject to any title deficiencies. No representation is made as to the title to the subject property.**

TO HAVE AND TO HOLD THE above described property unto MidFirst Bank forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said MidFirst Bank, has caused this instrument to be executed by Pamela G. Johnson, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Pamela G. Johnson, has executed this instrument in his capacity as such auctioneer on this the 4th day of August, 2009.

Curtis N. Perkins and Tracy M. Perkins,  
Husband and Wife Mortgagor(s)

By: MidFirst Bank Mortgagee or Transferee of  
Mortgagee

By: 

Pamela G. Johnson, as Auctioneer and the  
person conducting said sale for the Mortgagee  
or Transferee of Mortgagee

MidFirst Bank Mortgagee or Transferee of  
Mortgagee

By: 

Pamela G. Johnson, as Auctioneer and the  
person conducting said sale for the Mortgagee  
or Transferee of the Mortgagee

By: 

Pamela G. Johnson, as Auctioneer and the  
person conducting sale for the Mortgagee or  
Transferee of Mortgagee

STATE OF ALABAMA  
COUNTY OF 

I, the undersigned, a Notary Public in and for said State and County, hereby certify that  
Pamela G. Johnson, whose name as Auctioneer and the person conducting said sale for the  
Mortgagee or Transferee of 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 the conveyance,  
he/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee  
or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day  
that bears that same date.

Given under my name and official seal this the 4th day of August, 2009.

  
NOTARY PUBLIC

COMMISSION EXPIRES: 3/4/2011



GRANTEE'S ADDRESS:  
P. O. Box 268950  
Oklahoma City, OK 73126

Instrument prepared by:  
MARK A. PICKENS, P.C.  
Post Office Box 59372  
Birmingham, Alabama 35259



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