

STATE OF ALABAMA)
)
SHELBY COUNTY) MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit June 25, 2004, William David Morris and Heidi C. Morris, executed a certain mortgage on property hereinafter described to M & F Bank f/k/a First National Bank of Shelby County, which said mortgage is recorded in Instrument #20040628000353290 and modified in Instrument #20080424000167650, in the Office of the Probate Judge in Shelby County, Alabama, and;

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns, were authorized and empowered in the event of default, 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute the proper conveyance to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same M & F Bank f/k/a First National Bank of Shelby County did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of foreclosure of a said mortgage, by U. S. Mail and by publication in *The Shelby County Reporter*, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of July 29, August 5 and August 12, 2009, WHEREAS, on the 19th day of August, 2009, the day on which said foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Burt W. Newsome as Attorney-in-Fact for the said William David Morris and Heidi C. Morris did offer for sale and sell at public outcry, at the Courthouse in Columbiana County, Alabama, the property hereinafter described; and

WHEREAS, Burt W. Newsome was the Auctioneer who conducted said foreclosure sale for

the said M & F Bank f/k/a First National Bank of Shelby County, and

WHEREAS, the said M & F Bank f/k/a First National Bank of Shelby County was the highest bidder in the amount of Thirty Thousand Fifty-Eight and 52/100 Dollars (\$30,058.52), which sum of money M & F Bank f/k/a First National Bank of Shelby County offered to apply to the costs of foreclosure and then to the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to M & F Bank f/k/a First National Bank of Shelby County.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of Thirty Thousand Fifty-Eight and 52/100 Dollars (\$30,058.52), the said William David Morris and Heidi C. Morris by and through Burt W. Newsome, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and Auctioneer does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said M & F Bank f/k/a First National Bank of Shelby County AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama; thence North 00 degrees, 06 minutes, 19 seconds West a distance of 693.65 feet, to the Point of Beginning; thence North 86 degrees 39 minutes 28 seconds West a distance of 804.28 feet; thence North 08 degrees 05 minutes 24 seconds East, a distance of 311.60 feet; thence South 86 degrees 03 minutes 45 seconds East a distance of 140.76 feet; thence South 03 degrees 56 minutes 15 seconds West a distance of 135.00 feet; thence South 86 degrees 03 minutes 45 seconds East a distance of 50.00 feet; thence South 03 degrees 56 minutes 15 seconds West for a distance of 75.00 feet; thence South 86 degrees 03 minutes 45 seconds East a distance of 208.00 feet; thence North 03 degrees 56 minutes 15 seconds East a distance of 210.00 feet; thence South 86 degrees 03 minutes 45 seconds East a distance of 332.86 feet; thence South 5 degrees 27 minutes 34 seconds East a distance of 306.54 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Also, known as a part of Lot 1A of the Resurvey of Partridge Family Subdivision as recorded in Map Book 33, Page 28 in the Office of the Judge of Probate of Shelby County, Alabama.


Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, if any, which might adversely affect the title to the above described property.

TO HAVE AND TO HOLD the above described property unto the said M & F Bank f/k/a First National Bank of Shelby County, its successors and assigns forever; 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 and the United States of America.

IN WITNESS WHEREOF, the said William David Morris, Heidi C. Morris and M & F Bank f/k/a First National Bank of Shelby County have caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Burt W. Newsome has hereto set his hand and seal on this the 19th day of August, 2009.

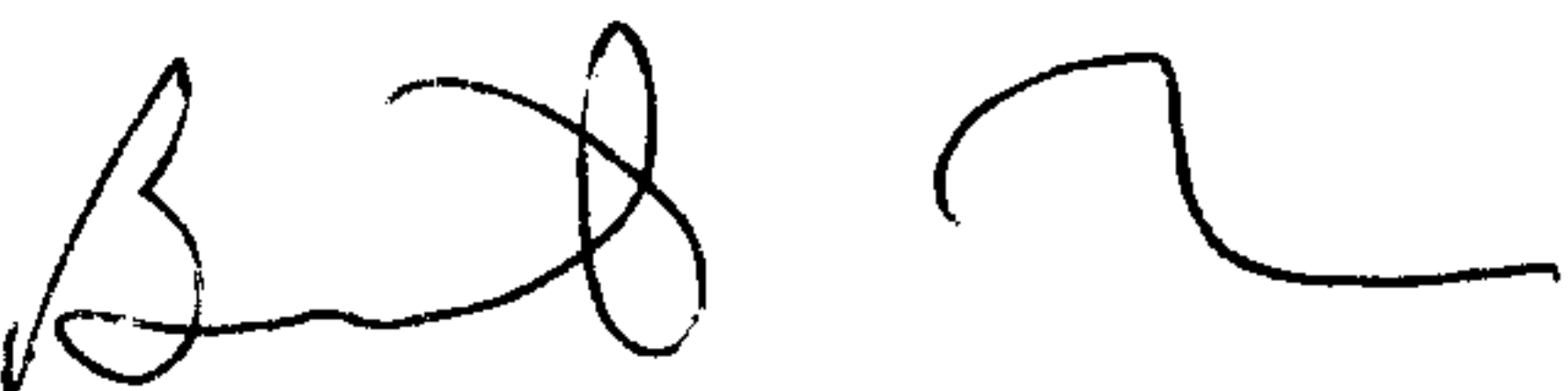
WILLIAM DAVID MORRIS


BY: 
Burt W. Newsome
Attorney-in-Fact

HEIDI C. MORRIS

BY: 
Burt W. Newsome
Attorney-in-Fact

M & F BANK f/k/a First National
Bank of Shelby County

BY: 
Burt W. Newsome
as Attorney-In-Fact and Agent

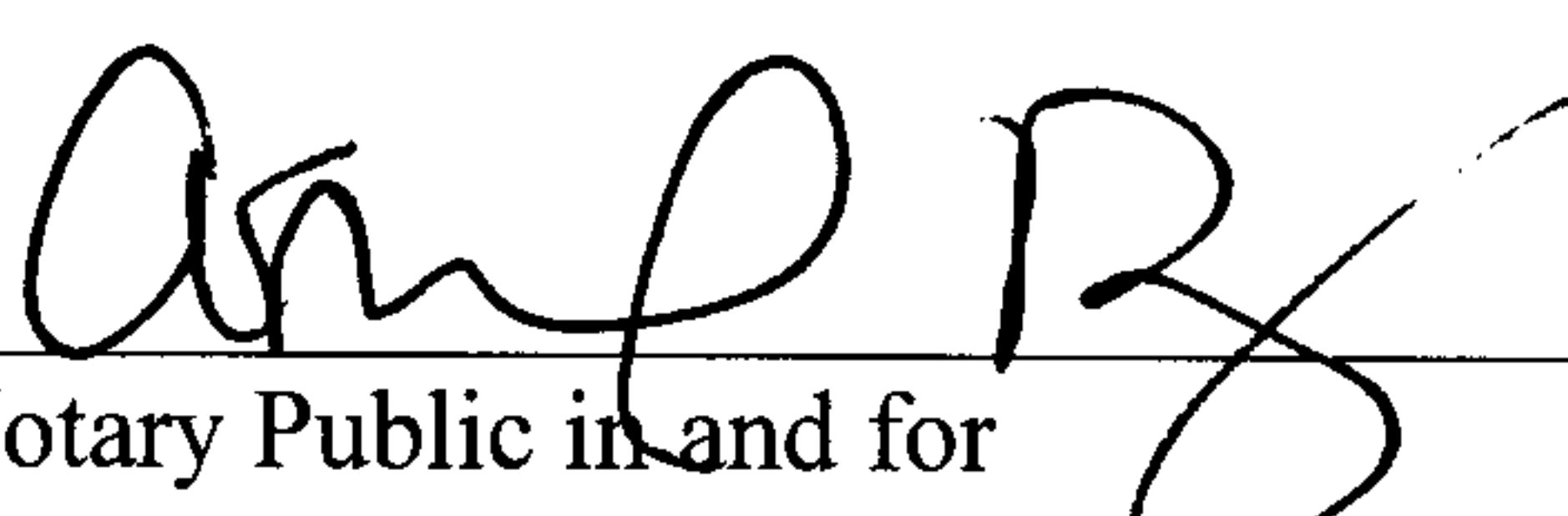
BY: 
Burt W. Newsome as the Auctioneer
and person making said sale

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Burt W. Newsome whose name as Attorney-in-Fact for William David Morris and Heidi C. Morris, whose name as Attorney-in-Fact and agent for M & F Bank f/k/a First National Bank of Shelby County is signed to the foregoing conveyance and whose name as Auctioneer and person making said sale, and who is known to me, acknowledged before me, on this day, that, being informed of the contents of the conveyance, he, in his capacity as such Attorney-in-Fact, agent, and as such Auctioneer executed the same voluntarily on the day the same bears date.


GIVEN under my hand and official seal this the 19th day of August, 2009.


Notary Public in and for
the State of Alabama at Large

My Commission Expires 8/6/2011

THIS INSTRUMENT PREPARED BY:

BURT W. NEWSOME
NEWSOME LAW, LLC
ATTORNEYS AT LAW
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(205) 747-1970


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Shelby Cnty Judge of Probate, AL
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