

STATE OF ALABAMA)
) MORTGAGE FORECLOSURE DEED
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit May 21, 2008, Robert C. Schrader, Jr. and Sharon Schrader, executed a certain mortgage on property hereinafter described to M & F Bank, which said mortgage is recorded in Instrument #20080627000262290, 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 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 August 26, September 2 and September 9, 2009, WHEREAS, on the 29th day of September, 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 Robert C. Schrader, Jr. and Sharon Schrader 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, and

WHEREAS, the said M & F Bank was the highest bidder in the amount of One Hundred Six Thousand One Hundred Eighty-Five and 54/100 Dollars (\$106,185.54), which sum of money M & F Bank 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.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of One Hundred Six Thousand One Hundred Eighty-Five and 54/100 Dollars (\$106,185.54), the said Robert C. Schrader, Jr. and Sharon Schrader and M & F Bank 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 AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

Situated in the County of Shelby, State of Alabama, to-wit: Commence at the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 24 North, Range 15 East, Shelby County, Alabama; thence run Northerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 292.82 feet to the point of beginning of this Parcel 1; thence continue along the last described course 2,305.54 feet to the Northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 21; thence 1 degrees 58 minutes 59 seconds right and continue Northerly along the East line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 21 for 589.18 feet to a point; thence 90 degrees 0 minutes left and run Westerly 65.46 feet to a point on the waters edge at the 397 foot contour elevation; thence run Southwesterly for 1,296 feet, more or less, along the 397 elevation line at the waters edge to a point that is 2,537.39 feet North of and 635.15 feet West of the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 21; thence run Southeasterly for 2,332.70 feet, more or less, to a point that is 292.82 feet North of and on the East line from the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, being the point of beginning.

And also,

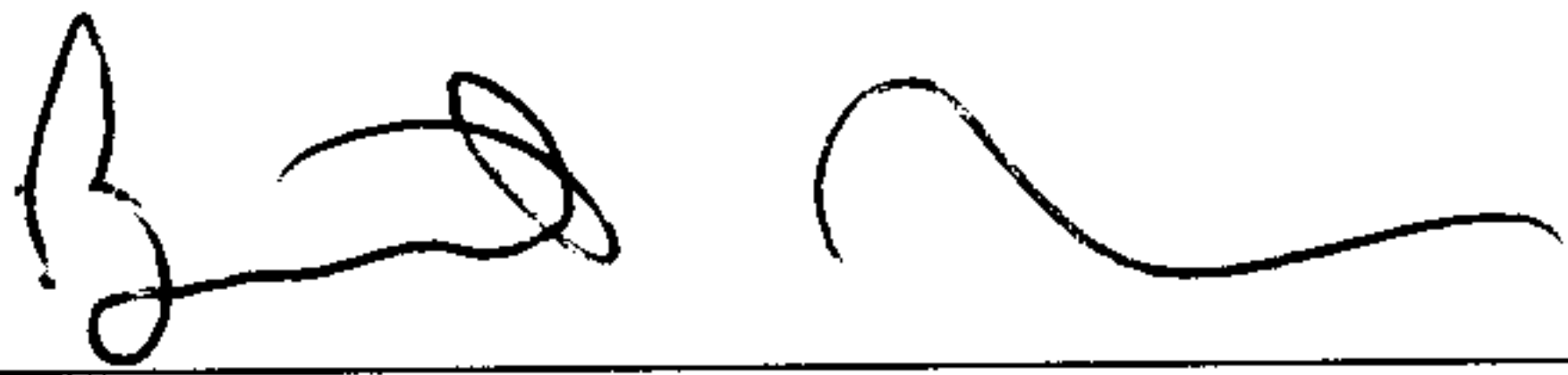
A 10 foot easement for ingress and egress to county road.

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.

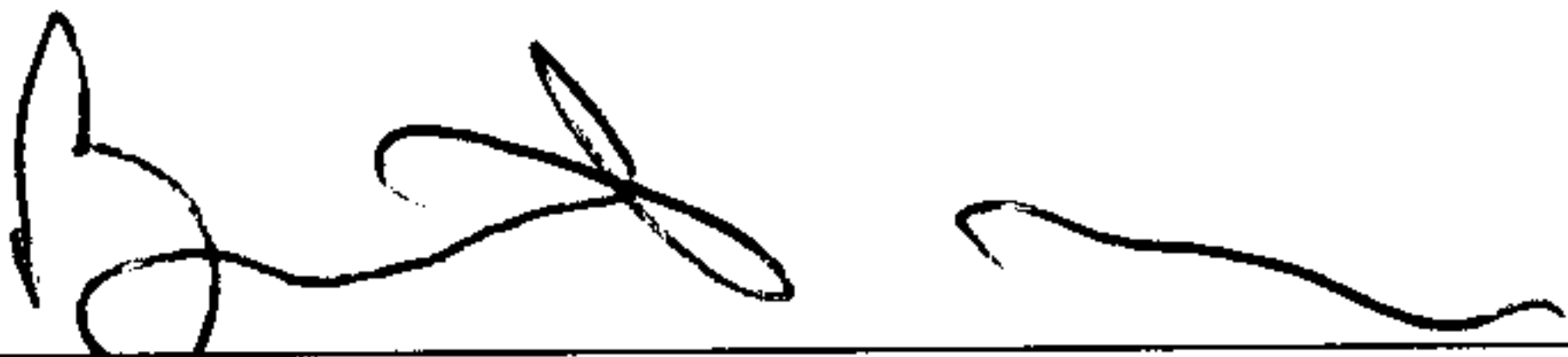
TO HAVE AND TO HOLD the above described property unto the said M & F Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America.

IN WITNESS WHEREOF, the said Robert C. Schrader, Jr., Sharon Schrader and M & F Bank 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 29th day of September, 2009.


ROBERT C. SCHRADER, JR.

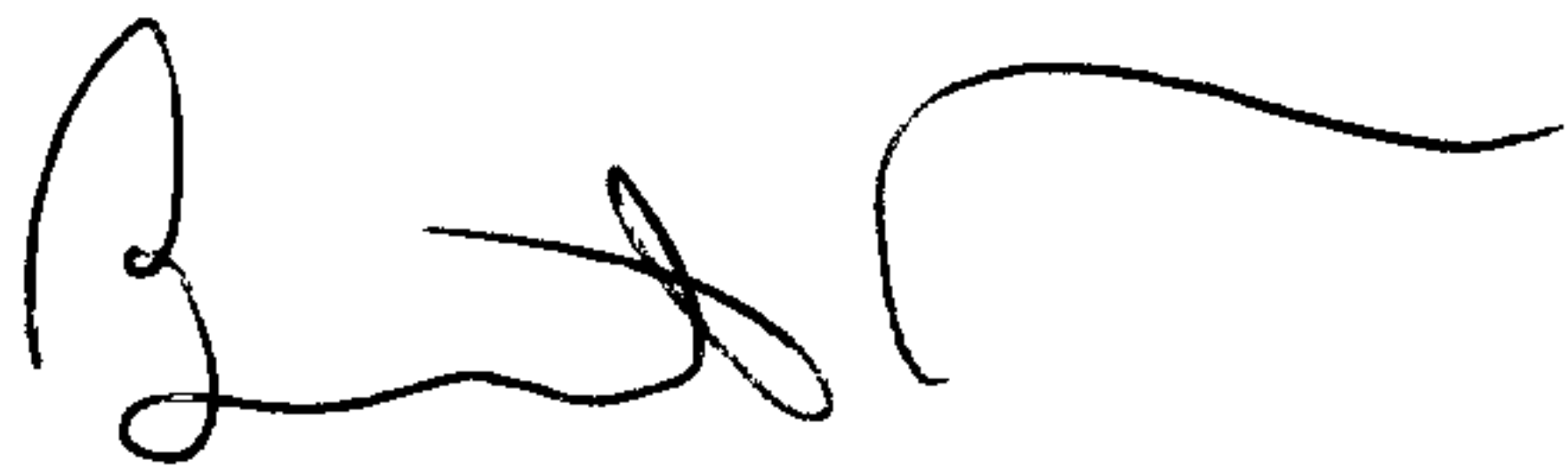
BY: 
Burt W. Newsome
Attorney-in-Fact

SHARON SCHRADER

BY: 
Burt W. Newsome
Attorney-in-Fact

M & F BANK

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

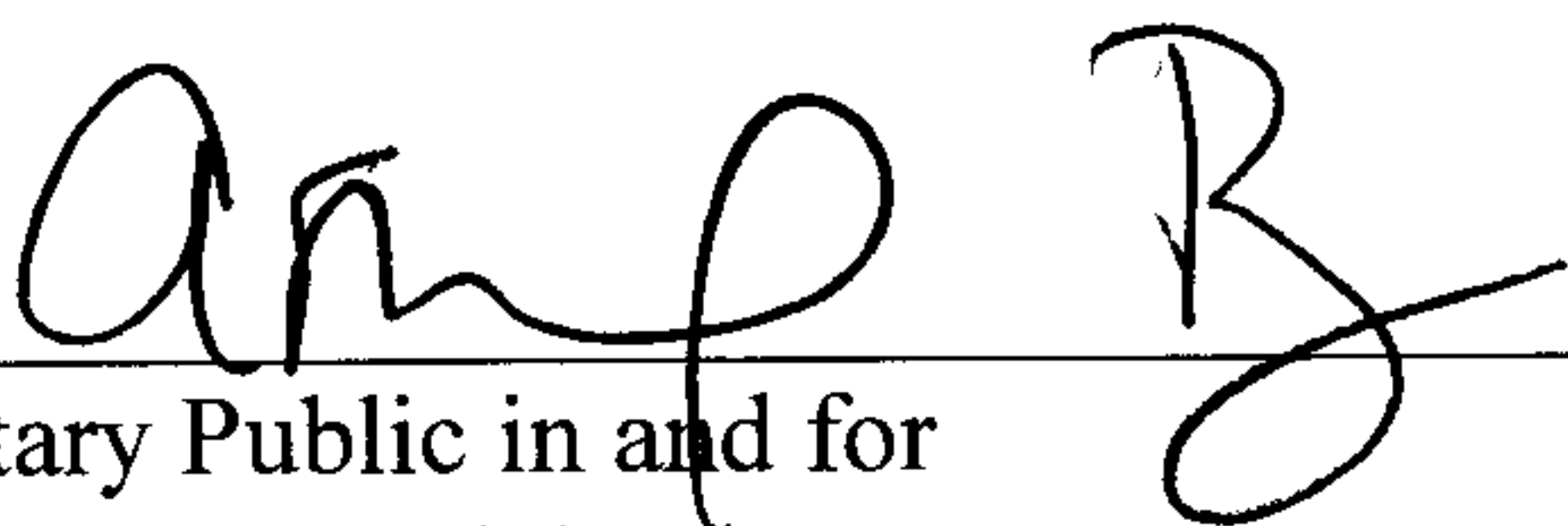
BY: 
Burt W. Newsome as the Auctioneer
and person making said sale

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 Robert C. Schrader, Jr. and Sharon Schrader, whose name as Attorney-in-Fact and agent for M & F Bank 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 29th day of September, 2009.


Notary Public in and for
the State of Alabama at Large

My Commission Expires 8/16/2011

THIS INSTRUMENT PREPARED BY:

BURT W. NEWSOME
NEWSOME LAW, LLC
ATTORNEYS AT LAW
Post Office Box 382753
Birmingham, Alabama 35238
(205) 747-1970