


STATE OF ALABAMA)
SHELBY COUNTY)


20091009000382890 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
10/09/2009 11:36:51 AM FILED/CERT

FORECLOSURE DEED FOR UNPAID COMMON EXPENSE ASSESSMENTS

KNOW ALL PERSONS BY THESE PRESENTS that heretofore, Cambrian Woods Condominium Association, Inc. Declaration of Condominium was filed for record in the Office of the Judge of Probate of Shelby County, Alabama, Misc. Book 12, page 87. Said Declaration of Condominium provided for the creation of Cambrian Woods Condominium Association, Inc. (the "Association"), which is the owners' association for Cambrian Woods Condominium Association, Inc. and authorized by the Declaration of Condominium to manage the common elements of the property and collect the assessments for the common expenses of the property;

WHEREAS, Amy Greenwood acquired fee simple title to Unit 301, at Cambrian Woods Condominium, by warranty deed dated September 26, 2007; and

WHEREAS, Alabama Code § 35-8A-316 provides the Association shall have a lien against the individual units within the condominium property for payment of the assessments levied by the Association for the common expenses of the condominium property. Alabama Code § 35-8A-316 further provides that the lien of the Association may be foreclosed as are mortgages containing a power of sale in the State of Alabama. Before commencing foreclosure proceedings, the Association provided reasonable notice to the owner/occupant and the mortgagee of the below described condominium unit as required by Alabama Code § 35-8A-316; and

WHEREAS, default was made in the payment of the common expense assessments secured by said lien, and the Association did declare the assessments secured by said lien due and payable and did give due and proper notice in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, once a week for three consecutive weeks prior to the sale that the Association would sell in payment of the unpaid assessments in satisfaction of the lien, the below described condominium unit at public outcry for cash to the highest bidder; and

WHEREAS, on August 28, 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 and properly conducted and the Association did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the condominium unit hereinafter described; and

WHEREAS, Chasity R. Denney, was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale as Attorney-in-Fact for the Association; and

WHEREAS, the highest and best bid for the below described condominium unit was the bid of the Association in the amount of Three Thousand Six Hundred Twelve and 61/100 Dollars (\$3,612.61),

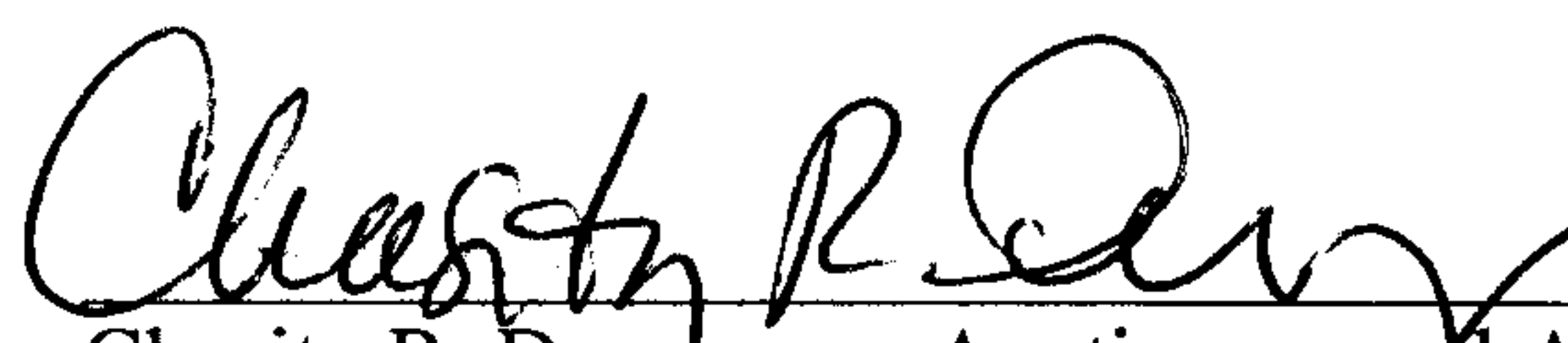
which sum of money the Association credited to the unpaid condominium assessments secured by said lien and the attorney fee and other costs associated with the foreclosure sale.

NOW, THEREFORE, the Association by and through Chasity R. Denney, as Auctioneer conducting said sale and as Attorney-in-Fact for the Association does hereby grant, bargain, sell and convey unto Cambrian Woods Condominium Association, Inc., the following described condominium unit situated in Shelby County, Alabama, to-wit:


Unit 301, Cambrian Wood Condominium, located in Shelby County, Alabama as established by Declaration of Condominium, by laws and amendments thereto as recorded in Misc. Book 12, Page 87, in the Probate Office of Shelby County, Alabama, and amended by Misc. Book 13, Page 2; Misc Book 13, Page 4 and Misc. Book 13, Page 344, in said Probate Office, together with an undivided .0135292% interest in the common elements as set forth in said declaration in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described condominium unit unto Cambrian Woods Condominium Association, Inc., 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, Chasity R. Denney has caused this instrument to be executed by her as Auctioneer conducting said sale, and as Attorney-in-Fact for the Association, and has hereto set her hand and seal on this the 11 day of September, 2009.



Chasity R. Denney, as Auctioneer and Attorney-in-Fact for Cambrian Woods Condominium Association, Inc., an Alabama non-profit corporation



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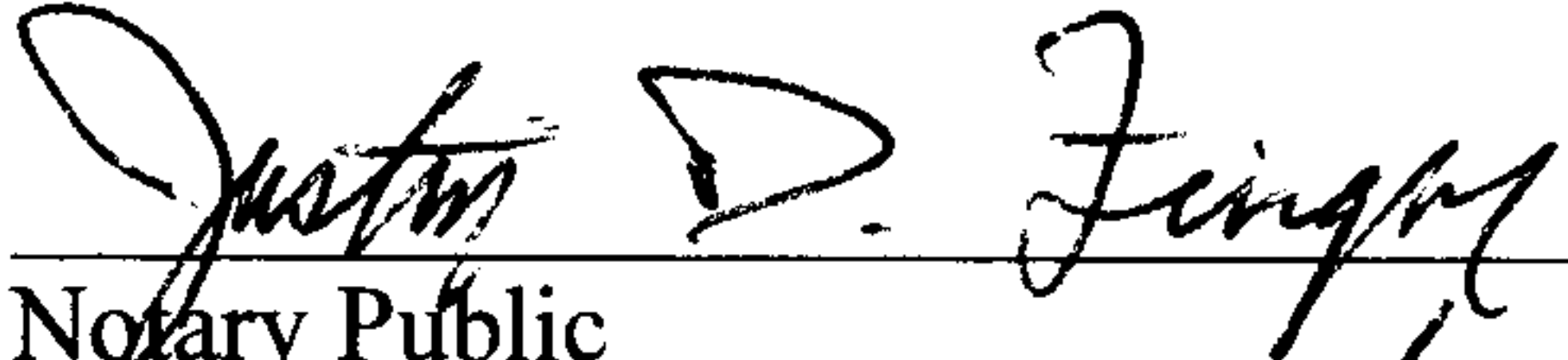
ACKNOWLEDGMENT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that W. Howard Donovan, III, whose name as Auctioneer and Attorney-in-Fact for Cambrian Woods Condominium Association, Inc., an Alabama non-profit corporation, 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, in his capacity as said Auctioneer and Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.


GIVEN under my hand and official seal this the 10th day of September, 2009.

[SEAL]


Notary Public
My Commission Expires: 10/20/2011

THIS INSTRUMENT PREPARED BY:

W. Howard Donovan, III
DonovanFingar, LLC
813 Shades Creek Parkway, Suite 200
Birmingham, Alabama 35209
(205) 414-1200


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