



20091201000441890 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
12/01/2009 02:27:08 PM FILED/CERT

This Instrument Prepared By:
Karen G. Knowlton
Najjar Denaburg
2125 Morris Avenue
Birmingham, Alabama 35203

Send Tax Notice To:
Bryant Bank
c/o John J. Collier
P.O. Box 261707
Birmingham, Alabama 35236

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: November 20, 2009, Mayhall Builders, Inc., mortgagors, executed a certain mortgage to Bryant Bank which said mortgage is recorded in Instrument 20070914000432020, 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 Bryant 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 the foreclosure of said mortgage, in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of October 14, 21, 28 and November 11, 2009; and,

WHEREAS, on November 20, 2009, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said Bryant Bank did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, Alabama, all of its rights, title and interest in the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Bryant Bank in the amount of One Hundred Twenty-Five Thousand One Hundred Twenty and 00/100 Dollars (\$125,120.00) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Bryant Bank; and,

WHEREAS, Peggy Edwards, agent and attorney-in-fact for Bryant Bank acted as auctioneer as provided in said mortgage and conducted the said sale; and,

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of One Hundred Twenty-Five Thousand One Hundred Twenty and 00/100 Dollars (\$125,120.00) Mayhall Builders, Inc., mortgagors, by and through the said Peggy Edwards, agent and attorney-in-fact for Bryant Bank, do grant, bargain, sell and convey unto the said Bryant Bank, all of their rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 83, according to the Final Plat of Shelby Farms Subdivision, as recorded in Map Book 38, page 149, in the Probate Office of Shelby County, Alabama
SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances or other interests of record.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

TO HAVE AND TO HOLD, the above described property unto the said Bryant Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.

IN WITNESS WHEREOF, the said Bryant Bank, by Peggy Edwards, agent and attorney-in-fact for Bryant Bank, as auctioneer conducting said sale, has caused these presents to be executed on this, the 23 day of November, 2009.

Bryant Bank

BY:

Peggy Edwards

Peggy Edwards, agent and attorney-in-fact for Bryant Bank, as Auctioneer

THE STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy Edwards, whose name as agent and attorney-in-fact for Bryant Bank as auctioneer conducting said sale, 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/she, in his/her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24 day of November, 2009.

Heather D. Childress

Notary Public

My Commission Expires:

11/13/2011



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