

STATE OF ALABAMA

SHELBY COUNTY

SEND TAX NOTICE TO:

America's First Federal Credit Union

P.O. Box 11349

Birmingham, AL 35202

MORTGAGE FORECLOSURE DEED

WHEREAS, Samuel T. Gugliotta and Ruth A. Gugliotta Husband and Wife did on October 27, 2008 execute a mortgage conveyance which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, to America's First Federal Credit Union, and recorded in Inst. No. 20081030000422460 which mortgage did convey the lands hereinafter described to America's First Federal Credit Union; and

WHEREAS, in and by the terms of said mortgage, the mortgagee, America's First Federal Credit Union or any other person conducting said sale for mortgagee, was authorized and empowered to sell the hereinafter described property upon default in the payment of the principal sum secured by said mortgage and the interest thereon, at auction for cash, at the Shelby County Courthouse, in the city of Columbiana, Alabama, after having given notice thereof for (3) three weeks by publication once a week in any newspaper then published in the said County, and execute the proper conveyance to the purchaser and further that the auctioneer or person making the sale was empowered and directed to make and execute a deed to the purchaser in the names of the mortgagors; 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, there was a default in the payment of the indebtedness secured by said mortgage, and the said America's First Federal Credit Union did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice as required in said mortgage of the time, place, and term of said sale, together with a description of said property to be sold and the purpose of said sale by publication once a week for three successive weeks viz: November 18, 2009, November 25, 2009 and December 2, 2009, in the *Shelby County Reporter*, a newspaper of general circulation, then and now published in Shelby County Alabama; and

WHEREAS, pursuant to said notice, said property was offered for sale at public outcry during the legal hours of sale by Alan G. Stabler, as attorney in fact for the mortgagor and as attorney in fact for said mortgagee, and as auctioneer and person making the sale at the Shelby County Courthouse, in the city of Columbiana, Alabama, on December 16, 2009, said foreclosure was duly and properly conducted, and at said sale America's First Federal Credit Union was the highest bidder for the said property for the sum of Thirty Eight Thousand One Hundred Fifty Six and 43/100 Dollars (\$38,156.43), and said property was sold to the said America's First Federal Credit Union at the sum, aforesaid.

NOW THEREFORE, the premises considered, the said mortgagee, America's First Federal Credit Union, by and through its attorney in fact, Alan G. Stabler, duly authorized as aforesaid and as the auctioneer and person making the sale, by virtue of, and in execution of the powers contained in said mortgage conveyance as aforesaid, for and in consideration of the sum of Thirty Eight Thousand One Hundred Fifty Six and 43/100 Dollars (\$38,156.43) which sum of money was offered to credit on the indebtedness secured by said mortgage, the said America's First Federal Credit Union by and through Alan G. Stabler as Auctioneer conducting said sale and as attorney in fact for America's First Federal Credit Union and the said Alan G. Stabler as Auctioneer conducting said sale, does hereby **GRANT, BARGAIN, SELL, and CONVEY** unto the said America's First Federal Credit Union the following described real estate lying and being situated in the County of Shelby, State of Alabama, to-wit:

Lot 6, according to the Survey of Emerald Parc, as recorded in Map Book 29, Page 47, in the Probate Office of Shelby County, Alabama.

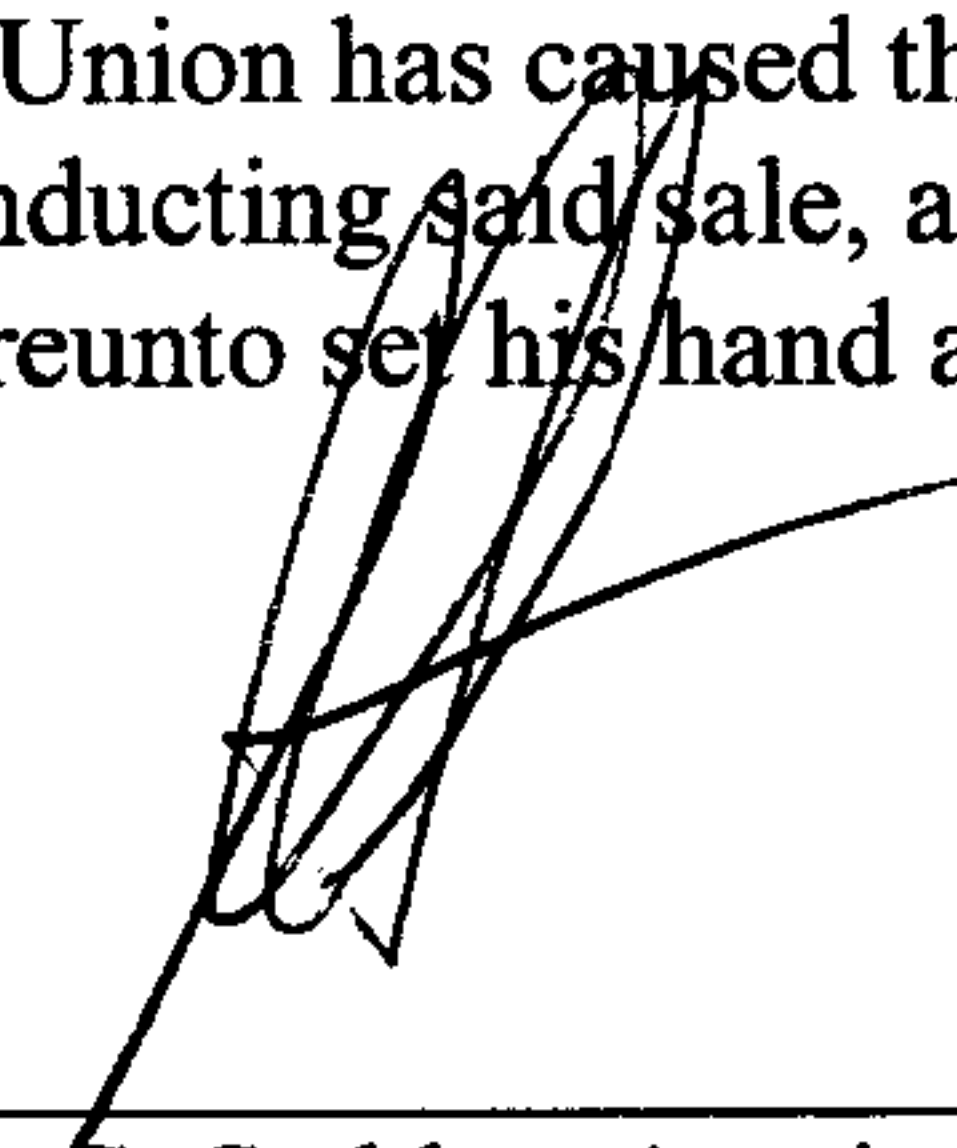


20091216000460350 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD unto the said America's First Federal Credit Union FOREVER; subject, however to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama. This conveyance is made subject to unpaid taxes and assessments, if any, and is subject to all easements, rights-of-way, covenants and restrictions of record affecting said property.

Subject also to that mortgage conveyance by Samuel T. Gugliotta and Ruth A. Gugliotta dated October 26, 2007, in the amount of \$256,000.00 to Homeservices Lending, LLC Series A DBA MortgageSouth and recorded in Inst. No. 20071109000517890. Said mortgage has been transferred and assigned to Wells Fargo Bank, N.A., by instrument recorded in Inst. No. 20071109000517900.

IN WITNESS WHEREOF, America's First Federal Credit Union has caused this instrument to be executed by and through Alan G. Stabler as Auctioneer conducting said sale, and as attorney in fact, and Alan G. Stabler as Auctioneer conducting said sale, has hereunto set his hand and seal this the 16th of December 2009.



Alan G. Stabler, Auctioneer, and
Attorney in Fact

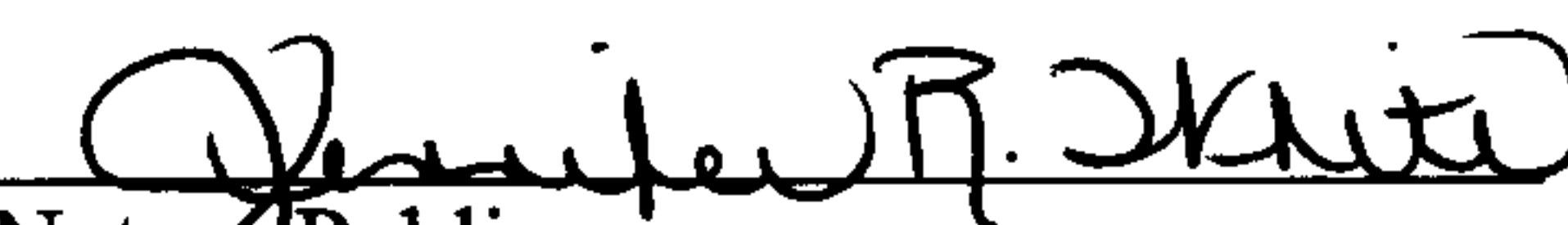
STATE OF ALABAMA

JEFFERSON COUNTY

ACKNOWLEDGMENT

I, the undersigned, a Notary Public for the said County and State, hereby certify that Alan G. Stabler Whose name as Auctioneer and Attorney in Fact for America's First Federal Credit Union 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, with full authority, executed the same voluntarily on the day the same bears date.


GIVEN under my hand and seal this the 16th day of December 2009.



Notary Public

My Commission Expires: 5/25/11

THIS INSTRUMENT PREPARED BY:
Alan Stabler
Attorney for Mortgagee
1200 4th Ave N
Birmingham, AL 35203
(205) 320-4123


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