


THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236-0345

  
20091222000467290 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
12/22/2009 12:32:17 PM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

**MORTGAGE FORECLOSURE DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that whereas, heretofore, on, to-wit: on **August 30, 2005**, **Jerry Dean Mathis and Chesteen Mathis**, executed a certain mortgage on property hereinafter described to **American General Financial Services of Alabama, Inc.**, which mortgage is recorded in **Instrument Number 20050831000450300**, in the **Office of the Judge of Probate of Shelby County, Alabama**; and

**WHEREAS**, in and by said mortgage, the mortgagee was authorized and empowered in the case of default in the payment of the indebtedness thereby secured, 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 publishing in said county by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder; and

**WHEREAS**, default was made in the payment of the indebtedness secured by said mortgage, and **American General Financial Services of Alabama, Inc.**, did declare all of the indebtedness secured by said mortgage subject to foreclosure, as therein provided, and did give due and proper notice of the foreclosure of said mortgage by publication in the **Shelby County Reporter**, a newspaper of general circulation published in **Shelby County, Alabama**, in its issues of **November 18, 2009; November 25, 2009; and December 02, 2009**; and

**WHEREAS**, on **December 16<sup>th</sup>, 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 conducted and **American General Financial Services of Alabama, Inc.**, did offer for sale and sell at public outcry in front of the Courthouse door in **Columbiana, Shelby County, Alabama**, the property hereinafter described; and

**WHEREAS**, Foster D. Key was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for said **American General Financial Services of Alabama, Inc.**, and whereas **American General Financial Services of Alabama, Inc.**, was the highest bidder and best bidder, in the amount of **Twenty One Thousand Four Hundred Eighty Seven and 67/100 Dollars (\$21,487.67)** on the indebtedness secured by said mortgage, said **American General Financial Services of Alabama, Inc.**, by and through Foster D. Key as auctioneer conducting said sale and as attorney-in-fact for **Jerry Dean Mathis and Chesteen Mathis**, does hereby grant, bargain, sell and convey unto **American General Financial Services of Alabama, Inc.**, the following-described property situated in **Shelby County, Alabama**, to-wit:

**All that certain property situated in the county of Shelby, and State of Alabama, and being described as follows:**

**Begin at the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 19 South, Range 2 West and run thence East along the South line of said 1/4-1/4 section a distance of 300.00 feet; thence turn an angle of 89 degrees 54 minutes to the left**




and run a distance of 196.25 feet to a point on the South line of New Shelby County Highway #11; thence run Southwesterly along the South line of said highway a distance of 300 feet more or less to the intersection thereof with the South line of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 19 South, Range 2 West, thence run East along the South line of said 1/4-1/4 section a distance of 53.10 feet to the point of beginning.

**TO HAVE AND TO HOLD** the above-described property unto its heirs and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

**IN WITNESS WHEREOF**, American General Financial Services of Alabama, Inc., has caused this instrument to be executed by and through Foster D. Key as Auctioneer Conducting the Said Sale and as Attorney-in-Fact, and Foster D. Key as Auctioneer Conducting Said Sale has hereto set his hand and seal on this **16<sup>th</sup> day of December, 2009**.

**Jerry Dean Mathis and Chesteen Mathis,**

By: *Foster D. Key*  
FOSTER D. KEY, ATTORNEY-IN-FACT

  
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**American General Financial Services of Alabama, Inc.,**

By: *Foster D. Key*  
FOSTER D. KEY  
AUCTIONEER AND ATTORNEY-IN-FACT

By: *Foster D. Key*  
FOSTER D. KEY  
AUCTIONEER CONDUCTING SAID SALE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Foster D. Key, **whose name as Attorney-in-Fact for Jerry Dean Mathis and Chesteen Mathis**, and as Auctioneer and Attorney-in-Fact for **American General Financial Services of Alabama, Inc.**, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this **16<sup>th</sup> day of December, 2009**.

*Cynthia B. Cox*  
Notary Public  
My Commission expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: Oct 31, 2012**  
**BONDED THRU NOTARY PUBLIC UNDERWRITERS**