

THIS INSTRUMENT PREPARED BY:
WEATHINGTON, MOORE, WEISSKOPF & HILL, P.C.
Post Office Box 310
Moody, Alabama 35004

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore on the 29th day of June, 2006, to-wit, Gregory T. McLaughlin executed a certain mortgage on property hereinafter described to Covenant Bank, which said mortgage is recorded in Instrument 20060706000323280, in the Office of the Judge of Probate of Shelby County, Alabama; and a certain mortgage executed by Gregory T. McLaughlin and Ann Kelly Reeves to Covenant Bank dated 9/26/2007, which said mortgage is recorded in Instrument 20071003000463430, recorded in said Probate Office; and a certain mortgage from Gregory T. McLaughlin and Ann Kelly Reeves to Covenant Bank dated 3/28/2008, which said mortgage is recorded in Instrument 20080404000137290, recorded in said Probate Office; and a certain mortgage from Gregory T. McLaughlin to Covenant Bank dated 3/6/2009, which said mortgage is recorded in Instrument 20090319000101800 and modified in Instrument 2009103000040670, all of which is recorded in said Probate Office; and

Whereas, in and by said mortgages, the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to 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 City and County by publication once a week for three 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 title to the purchaser at said sale; and it was further provided in and by said mortgages 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 mortgages and the said Covenant Bank did declare all of the indebtedness secured by said mortgages 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 December 16, 23 and 30, 2009; and

Whereas, on the 7th day of January, 2010, 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 did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

Whereas, James E. Hill, III was the auctioneer who conducted said foreclosure sale and was

the person conducting the sale for the said Covenant Bank and whereas the said Covenant Bank was the highest bidder and best bidder, in the amount of One Hundred Seventy Four Thousand Two Hundred Fifty Three and 87/100 Dollars (\$174,253.87) on the indebtedness secured by the said mortgages, the said Covenant Bank by and through James E. Hill, III, as auctioneer conducting said sale and as Attorney in Fact for Gregory T. McLaughlin and Ann Kelly Reeves and by and through James E. Hill, III, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto Covenant Bank the following described property situated in Shelby County, Alabama:

Lot 105, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 16, page 31, in the Probate Office of Shelby County, Alabama

To Have and To Hold the above described property unto Covenant Bank, its successors 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, Covenant Bank and Gregory T. McLaughlin and Ann Kelly Reeves have caused this instrument to be executed by and through James E. Hill, III, as auctioneer conducting said sale and as Attorney in Fact for all parties separately, and James E. Hill, III, as auctioneer conducting said sale and as Attorney in Fact for each of said parties, has hereunto set his hand and seal this the 7th day of January, 2010.

Gregory T. McLaughlin and .
Ann Kelly Reeves, Mortgagor

By: JGC
Auctioneer and Attorney
in Fact

Covenant Bank, Mortgagee

By: JGC
Auctioneer and Attorney
in Fact

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James E. Hill, III, whose name as auctioneer is signed to the foregoing conveyance, 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 same day the same bears date, as the action of himself as auctioneer and the person conducting the same for and as the act of said Covenant Bank, mortgagee, and as the actions of Adam D. Fuller and Cheryl D. Fuller, mortgagors, in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of January, 2010.

Janet K. Whitten
Notary Public

My Commission Expires: 6/1/10