

STATE OF ALABAMA

SHELBY COUNTY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on October 19, 2006, CLAUDIA E. GROCE, A SINGLE WOMAN, BOBBY GROCE AND TABITHA GROCE, A MARRIED COUPLE (Mortgagors) executed a Mortgage to Vanderbilt Mortgage and Finance, Inc. (Mortgagee), said Mortgage being recorded in the land records of the Office of the Judge of Probate of Shelby County, Alabama in Instrument #20061120000566810; and

WHEREAS, said default is continuing, the undersigned, Vanderbilt Mortgage and Finance, Inc., is the present owner and holder of the indebtedness secured by said Mortgage; and

WHEREAS, in and by said Mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Main Front Door of the Shelby County Courthouse 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 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 Mortgage that the Mortgagee may bid at the sale and purchase said property as the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and the said Vanderbilt Mortgage and Finance, Inc., as current and present owner of said Mortgage 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 January 27, 2010, February 3, 2010, February 10, 2010, and February 17, 2010; and

WHEREAS, on 18th day of February, 2010, the day on which the foreclosure sale was due to be held, according to said notice, between 11:00 a.m. and 4:00 p.m., the legal hours of sale, said foreclosure sale was duly and properly conducted, Vanderbilt Mortgage and Finance, Inc., did offer for sale and did sell at public outcry at the Main Front Door of the Shelby County Courthouse in City of Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, **Fran Clark** was the Auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Vanderbilt Mortgage and Finance, Inc., and whereas **VANDERBILT MORTGAGE AND FINANCE, INC.**, was the highest bidder and best bidder in the amount of Forty Thousand Five Hundred and NO/100 Dollars (\$40,500.00), on

the indebtedness secured by said Mortgage, the said Vanderbilt Mortgage and Finance, Inc. by and through **Fran Clark** as Auctioneer conducting said sale, and as Attorney-in-Fact for Vanderbilt Mortgage and Finance, Inc., and by and through **Fran Clark** as Auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto **VANDERBILT MORTGAGE AND FINANCE, INC.**, the following described property situated in Shelby County, Alabama to wit:

Lot No. 45 as shown on a map recorded in Map Book 5 Page 10 in the Probate Office of Shelby County, Alabama entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller Reg. Civil Engineer on October 5, 1965 and being more particularly described as follows:

Begin at the intersection of the Northerly right-of-way line of 3rd Avenue West and the Westerly right-of-way line of Cotton Street, said right-of-way lines as shown on the Map of the Dedication of the Streets and Easements Town of Siluria, Alabama; thence Southwesterly along said right-of-way line of 3rd Avenue West for 115.0 feet; thence 90 deg. 09 min. 30 sec. right and run Northwesterly for 95 feet; thence 89 deg. 50 min. 30 sec. right and run Northeasterly for 115 feet to a point on the West line of Cotton Street; thence 90 deg. 09 min. 30 sec. right and run Southeasterly along said right-of-way line of Cotton Street for 95.00 feet to the Point of Beginning, being situated in Shelby County, Alabama.

TOGETHER WITH AND INCLUDING all improvements constructed upon, affixed to, or located upon the above described real property, including without limitation, the residential dwelling located hereon more particularly described as a "Manufactured Home", and which is hereby conclusively deemed to be real property, described as follows: Make: 2007 Southern Model: SS6848; VIN #DSD4AL48375AB.

TO HAVE AND TO HOLD the above described property unto **VANDERBILT MORTGAGE AND FINANCE, INC.**, their successors and assigns forever, subject to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said Claudia E. Groce, Bobby Groce and Tabitha Groce and Vanderbilt Mortgage and Finance, Inc., have caused this instrument to be executed by and through **Fran Clark** as Auctioneer and the person conducting the sale for the Mortgagee and as Attorney-in-Fact for all parties separately, and **Fran Clark** as Auctioneer conducting said sale as Attorney-in-Fact for each of said parties, has hereto set his hand and seal on this the 18th day of February, 2010.

CLAUDIA E. GROCE, Mortgagor

BY:

Ivan Clark
_____, as Auctioneer and the Person conducting the sale for the Mortgagee or
Transferee of Mortgagee

BOBBY GROCE, Mortgagor

BY:

Ivan Clark
_____, as Auctioneer and the Person conducting the sale for the Mortgagee or
Transferee of Mortgagee

TABITHA GROCE, Mortgagor

BY:

Ivan Clark
_____, as Auctioneer and the Person conducting the sale for the Mortgagee or
Transferee of Mortgagee

Vanderbilt Mortgage and Finance, Inc., Mortgagee or Transferee of Mortgagee

BY:

Ivan Clark
_____, as Auctioneer and the Person conducting the sale for the Mortgagee or
Transferee of Mortgagee & Attorney-in-Fact

BY:

Ivan Clark
_____, as Auctioneer and the Person conducting the sale for the Mortgagee or
Transferee of Mortgagee & Attorney-in-Fact



STATE OF ALABAMA
COUNTY OF CULLMAN

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that **Fran Clark** whose name as Auctioneer is signed to the foregoing conveyance, and who signed the name of Claudia E. Groce, Bobby Groce and Tabitha Groce, and also the name of Vanderbilt Mortgage and Finance, Inc. to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of such conveyance, he, as such Auctioneer and as Attorney-in-Fact and with full authority, executed the same voluntarily on the day the same bears date, as the action of herself, as Auctioneer and the person conducting the sale for Vanderbilt Mortgage and Finance, Inc., Mortgagee, and as the action of Claudia E. Groce, Bobby Groce and Tabitha Groce, Mortgagors, in the Mortgage referred to in the foregoing Deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 18th day of February, 2010.

(S E A L)


NOTARY PUBLIC

My Commission Expires:

~~MY COMMISSION EXPIRES 07-27-2011~~

This instrument was prepared by:
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