

STATE OF ALABAMA                    )  
                                              )  
SHELBY COUNTY                    )       MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit November 13, 2007, Chris Salter and Hanna Salter executed a certain mortgage on property hereinafter described to M & F Bank, which said mortgage is recorded in Instrument #20071203000546910, in the Office of the Probate Judge in Shelby County, Alabama, and;

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns, were authorized and empowered in the event of default, 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 published in said County by publication once a week for three (3) 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 the proper conveyance 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 if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same M & F 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 foreclosure of a said mortgage, by U. S. Mail and by publication in *The Shelby County Reporter*, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of February 17, February 24 and March 3, 2010, WHEREAS, on the 10th day of March, 2010, the day on which said foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Burt W. Newsome as Attorney-in-Fact for the said Chris Salter and Hanna Salter did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Burt W. Newsome was the Auctioneer who conducted said foreclosure sale for the said M & F Bank, and

WHEREAS, the said M & F Bank was the highest bidder in the amount of Four Hundred



Thirty-Nine Thousand Two Hundred Fifty-Eight and 02/100 Dollars (\$439,258.02), which sum of money M & F Bank offered to apply to the costs of foreclosure and then to the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to M & F Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of Four Hundred Thirty-Nine Thousand Two Hundred Fifty-Eight and 02/100 Dollars (\$439,258.02), the said Chris Salter, Hanna Salter and M & F Bank by and through Burt W. Newsome, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and Auctioneer does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said M & F Bank AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

All that certain parcel of land situated in the County of Shelby, State of Alabama, being known and designated as follows:

That part of Lot 5, according to the Survey of Chelsea Estates, as recorded in Map Book 5, Page 61; amended in Map Book 36, Page 57, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of the NE quarter of the NW quarter of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama; thence run Easterly along the Northern boundary line of said quarter-quarter section for a distance of 845.90 feet to the Southeast right of way line of the CSX railroad and the point of beginning; thence continue along last said course for a distance of 358.46 feet; thence run an angle of 112 degrees 41 minutes 41 seconds to the right and run a distance of 521.74 feet; thence turn an angle of 44 degrees 19 minutes 39 seconds to the left and run a distance of 244.85 feet to the North right of way line of Yellowleaf Circle and the point of curvature of a tangent curve, concave to the Southeast, having a radius of 45.00 feet, a central angle of 33 degrees 18 minutes 07 seconds, and a chord of 25.80 feet bearing South 82 degrees 47 minutes 01 seconds West; thence Southwesterly along said curve, a distance of 26.17 feet; thence turn an angle from the chord of 89 degrees 58 minutes and 12 seconds to the right and run 114.72 feet; thence turn an angle of 15 degrees 50 minutes 29 seconds to the right and run 99.78 feet; thence turn an angle of 24 degrees 06 minutes 00 seconds to the left and run 74.98 feet; thence turn an angle of 50 degrees 25 minutes 52 seconds to the left and run 84.89 feet; thence turn an angle of 16 degrees 06 minutes 53 seconds to the right and run 90.19 feet; thence turn an angle of 30 degrees 29 minutes 56 seconds to the right and run 205.94 feet; thence turn an angle of 45 degrees 10 minutes 42 seconds to the right and run 215.36 feet to the Southeast right of way line of the CSX Railroad; thence turn an angle of 70 degrees 56 minutes 01 second to the right and run 280.98 feet along said railroad right of way line to the point of beginning.

Being the same property as conveyed from Michael Corvin, Auctioneer and Attorney-in-Fact to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-3, Asset-Backed Certificates Series 2004-3, as described in Deed Instrument No. 20070629000308100, Dated 06/05/2007, Recorded 06/29/2007 in Shelby County Records.

Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing

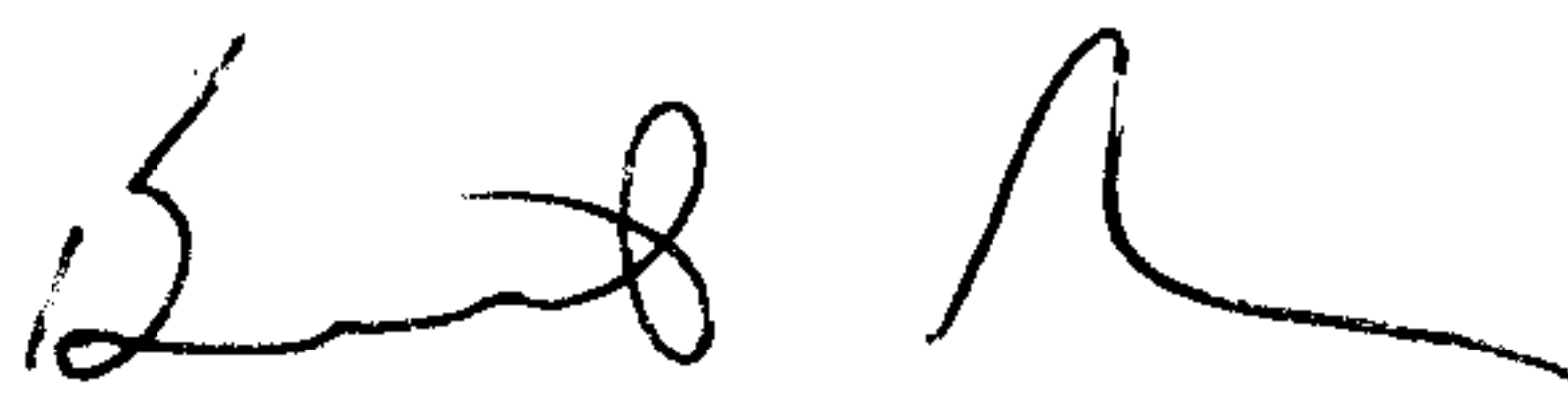


special assessments, if any, which might adversely affect the title to the above described property.

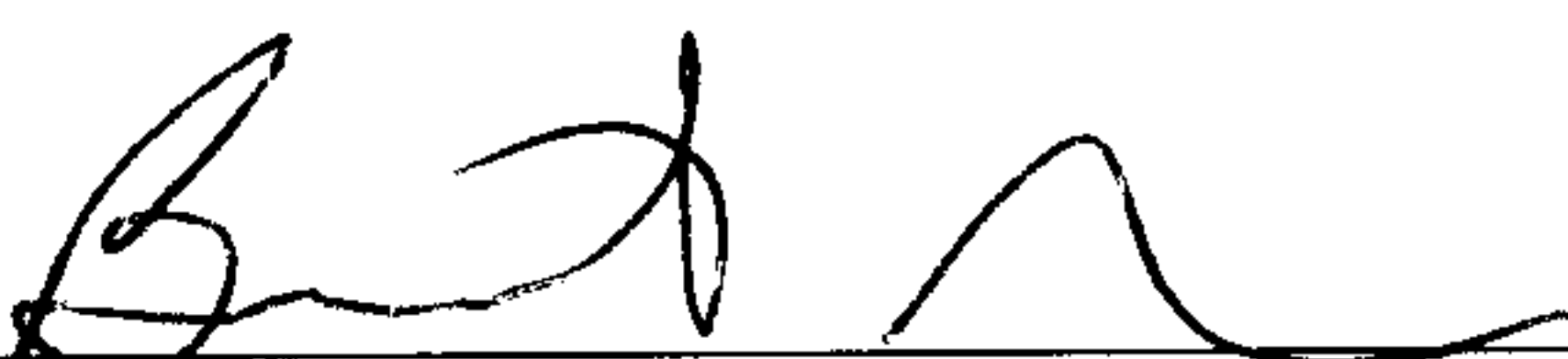
TO HAVE AND TO HOLD the above described property unto the said M & F Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America.

IN WITNESS WHEREOF, the said Chris Salter and Hanna Salter and M & F Bank have caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Burt W. Newsome has hereto set his hand and seal on this the 10th day of March, 2010.

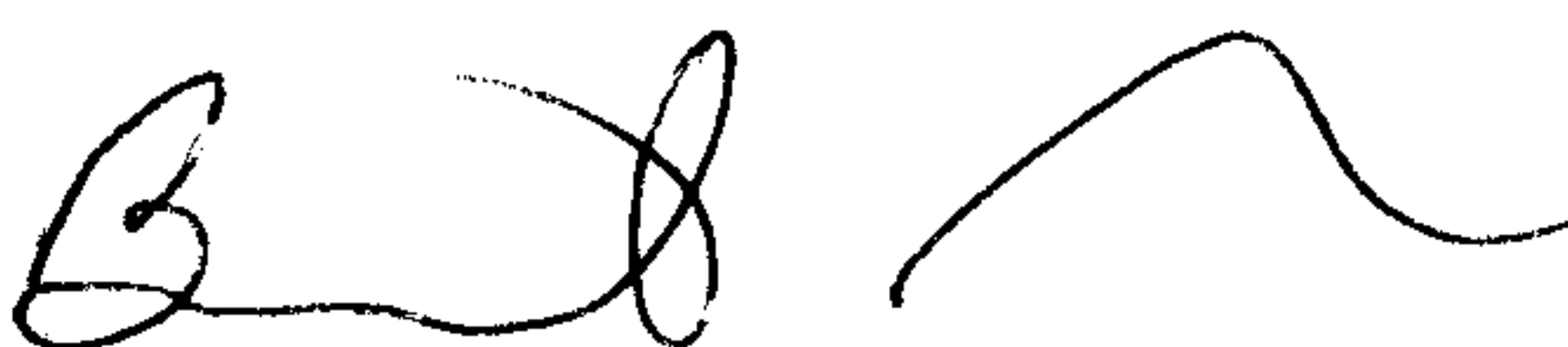
CHRIS SALTER


BY:   
Burt W. Newsome  
Attorney-in-Fact

HANNA SALTER

BY:   
Burt W. Newsome  
Attorney-in-Fact

M & F BANK

BY:   
Burt W. Newsome  
as Attorney-In-Fact and Agent

BY:   
Burt W. Newsome as the Auctioneer  
and person making said sale

STATE OF ALABAMA

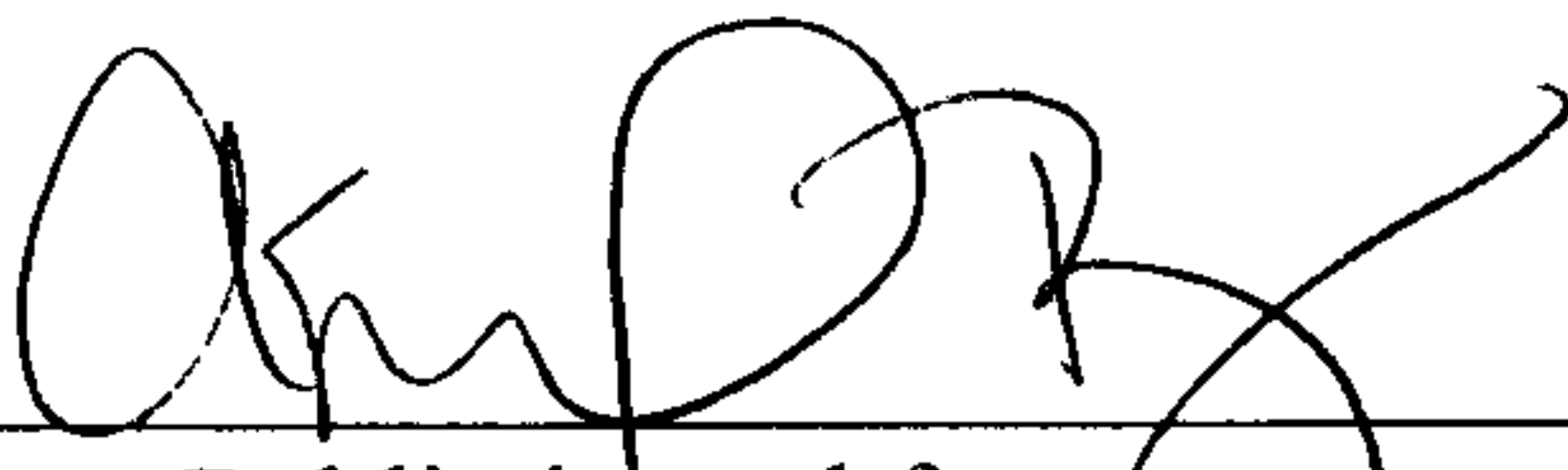
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Burt W. Newsome whose name as Attorney-in-Fact for Chris Salter and Hanna Salter, whose name as Attorney-in-Fact and agent for M & F Bank is signed to the foregoing conveyance and whose name as Auctioneer and person making said sale, 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 such Attorney-in-Fact, agent, and as such Auctioneer executed the same voluntarily on the day the same bears date.



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Shelby Cnty Judge of Probate, AL  
03/10/2010 03:40:24 PM FILED/CERT

GIVEN under my hand and official seal this the 10th day of March, 2010.

  
\_\_\_\_\_  
Notary Public in and for  
the State of Alabama at Large

My Commission Expires 3/6/2011

THIS INSTRUMENT PREPARED BY:

BURT W. NEWSOME  
NEWSOME LAW, LLC  
ATTORNEYS AT LAW  
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Birmingham, Alabama 35238  
(205) 747-1970