


THIS INSTRUMENT PREPARED BY:

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2010033000094360 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
03/30/2010 10:39:53 AM FILED/CERT

STATE OF ALABAMA

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COUNTY OF SHELBY

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MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas: On the 21<sup>st</sup> day of August 1996, TOMMY RICHEY and RITA K. RICHEY executed a certain mortgage on the property hereinafter described to OAKWOOD ACCEPTANCE CORP., which said mortgage is recorded in Inst #1996-29721 in the office of the Probate Judge of Shelby County, Alabama; and, said mortgage having been subsequently assigned to VANDERBILT MORTGAGE AND FINANCE, INC., by Assignment of Mortgage recorded in said office in 2010033000094350 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 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 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 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 if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said VANDERBILT MORTGAGE AND FINANCE, INC., 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 the foreclosure of said mortgage by publication in *The Birmingham News*, a newspaper of general circulation in Shelby County, Alabama, in its issues of December 2, December 9 and December 16, 2009; and

WHEREAS, on January 7, 2010, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, the foreclosure was duly and properly conducted, and VANDERBILT MORTGAGE AND FINANCE, INC., did offer for sale and sell at public outcry in front of the main entrance of the Courthouse in Columbiana, Alabama, the property hereinafter described; and

WHEREAS, KATIE B. THOMPSON was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said VANDERBILT MORTGAGE AND FINANCE, INC.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of VANDERBILT MORTGAGE AND FINANCE, INC., in the amount of Eighteen Thousand and 00/100 (\$18,000.00) Dollars, which sum of money VANDERBILT MORTGAGE AND FINANCE, INC., offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to VANDERBILT MORTGAGE AND FINANCE, INC.

NOW THEREFORE, in consideration of the premises and of a credit in the amount of Eighteen Thousand and 00/100 (\$18,000.00) Dollars, on the indebtedness secured by said mortgage, the said VANDERBILT MORTGAGE AND FINANCE, INC., by and through KATIE B. THOMPSON, as Auctioneer conducting said sale as attorney in fact for VANDERBILT MORTGAGE AND FINANCE, INC., and the said KATIE B. THOMPSON, as the Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said VANDERBILT MORTGAGE AND FINANCE, INC., the following described real property situated in Shelby County, Alabama, to wit:

A part of the NW $\frac{1}{4}$  of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commencing at the SW corner of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 27, run South 1 deg. 15 min. 43 sec. East along the West line of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 27 a distance of 83.4 feet; thence run South 78 deg. 50 min. 43 sec. East for 581.54 feet to the corner post of a wire fence; thence run along and with a wire fence North 39 deg. 58 min. 11 sec. East for 246.1 feet more or less, to a rock corner; thence run along and with said wire fence North 89 deg. 30 min. East for 162 feet to the point of beginning; thence run along and with said wire fence North 89 deg. 30 min. East for 151.4 feet; thence continue along and with said fence North 88 deg. 38 min. 56 sec. East for 73.81 feet to the Westerly line of a 30 foot wide easement for access and utilities; thence run along and with said westerly line of said easement North 2 deg. 21 min. 28 sec. West for 297.58 feet; thence run South 89 deg. 46 min. 58 sec. West along the north parcel boundary 212.94 feet; thence run due South for 299.59 feet to the point of beginning. Subject to all easements, restrictions and rights of way of record, and easement for access and utilities described herein.



INCLUDING a security interest in one (1) 1996 Oakwood manufactured home, Serial No. H0NC02231332AB.

TO HAVE AND TO HOLD the above described property unto VANDERBILT MORTGAGE AND FINANCE, INC., 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.

IN WITNESS WHEREOF, VANDERBILT MORTGAGE AND FINANCE, INC., has caused this instrument to be executed by and through KATIE B. THOMPSON, as Auctioneer conducting said sale, who has hereunto set her hand and seal on this the 29<sup>th</sup> day of March 2010.

Katie B. Thompson  
KATIE B. THOMPSON  
Auctioneer and Attorney in Fact

STATE OF ALABAMA                   \*  
                                                 \*  
COUNTY OF TUSCALOOSA       \*

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that KATIE B. THOMPSON, whose name as Auctioneer and Attorney in Fact for VANDERBILT MORTGAGE AND FINANCE, INC., 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, she, in her 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 official seal this the 29<sup>th</sup> day of March 2010.

Margery L. Oglesby  
Notary Public

My Commission Expires:  
8/6/2011

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SEND ALL TAX NOTICES TO:  
  
VANDERBILT MORTGAGE AND FINANCE, INC.  
P.O. Box 9800  
Maryville, TN 37802

