

THIS INSTRUMENT PREPARED BY:

Paul H. Greenwood, Esq.
Balch & Bingham LLP
Post Office Box 306
Birmingham AL 35201-0306

SEND TAX NOTICE TO:

Compass Bank
Attn: Rhonda Nesbitt
P.O. Box 10566
Birmingham, AL 35296

STATE OF ALABAMA)
)
SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS: Robert A. Hulsey and Sheridan W. Hulsey did, to-wit, (i) on the 18th day of May, 2005, execute a mortgage to Compass Bank, which mortgage is recorded in Instrument Number 20050526000256160 in the Office of the Judge of Probate of Shelby County, Alabama, and (ii) on the 21st day of August, 2007, execute a mortgage to Compass Bank, which mortgage is recorded in Instrument Number 20071102000506810 in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgages and the said Compass Bank did declare all of the indebtedness secured by said mortgages due and payable and did give due and proper notice of the foreclosure of said mortgages, in accordance with the terms thereof, by publication in the *Shelby County Reporter*, newspaper of general circulation published in Shelby County, Alabama, in its issues of April 28, 2010, May 5, 2010, and May 12, 2010; and

WHEREAS, on the 19th day of May, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Compass Bank did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County Courthouse in Columbiana, Alabama, the property hereinafter described, to-wit:

LOT 4, ACCORDING TO THE AMENDED MAP OF WILMINGTON
PLACE, AS RECORDED IN MAP BOOK 30, PAGE 23 A&B, IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgages was the bid of Compass Bank in the amount of Four Hundred Eighty Three Thousand Seven Hundred Ninety Nine and 02/100 Dollars (\$483,799.02), which sum was offered to be credited against the indebtedness secured by said mortgages, and said property was thereupon sold to the said Compass Bank; and

WHEREAS, Paul H. Greenwood conducted said sale on behalf of Robert A. Hulsey and Sheridan W. Hulsey and Compass Bank; and

WHEREAS, said mortgages expressly authorized the person conducting the sale to execute to the purchaser at said sale a deed to the property so purchased;

NOW THEREFORE, in consideration of the premises and the bid of Four Hundred Eighty Three Thousand Seven Hundred Ninety Nine and 02/100 Dollars (\$483,799.02), Robert A. Hulsey and Sheridan W. Hulsey, acting by and through Compass Bank, Mortgagee or Transferee of Mortgagee, by and through the said Paul H. Greenwood, as auctioneer and the person conducting the sale on behalf of the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Compass Bank, the following real estate situated in Shelby County, Alabama, to-wit:

LOT 4, ACCORDING TO THE AMENDED MAP OF WILMINGTON
PLACE, AS RECORDED IN MAP BOOK 30, PAGE 23 A&B, IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


TO HAVE AND TO HOLD THE above described property unto Compass Bank, its successors and assigns forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem, and any taxes which may be due.



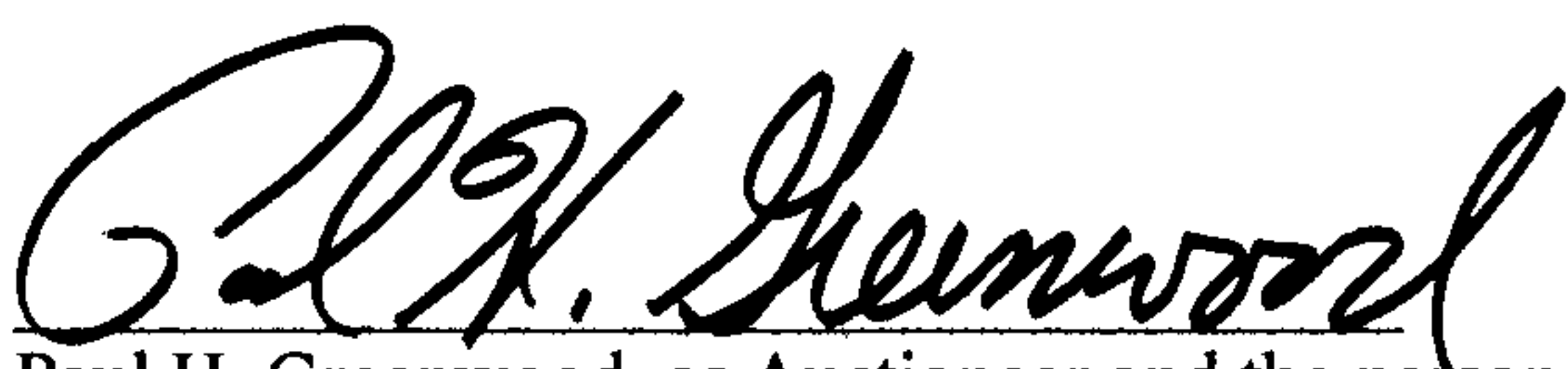
IN WITNESS WHEREOF, the said Compass Bank has caused this instrument to be executed by Paul H. Greenwood, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Paul H. Greenwood has executed this instrument in his capacity as such auctioneer on May 19, 2010.


Robert A. Hulsey and Sheridan W. Hulsey
Mortgagor


By: Compass Bank
Mortgagee or Transferee of Mortgagee

By: 
Paul H. Greenwood, as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee
of Mortgagee

Compass Bank
Mortgagee or Transferee of Mortgagee

By: 
Paul H. Greenwood, as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee
of Mortgagee



20100519000157520 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
05/19/2010 03:44:31 PM FILED/CERT


Paul H. Greenwood, as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee
of Mortgagee

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Paul H. Greenwood, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of the Mortgagee is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of the instrument, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of the Mortgagee, and with full authority, executed this instrument voluntarily on the day that bears the same date.

Given under my hand this 19th day of May, 2010.


Notary Public

My Commission Expires:

9/11/2012

[NOTARY SEAL]