

FORECLOSURE DEED

20100604000177680 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
06/04/2010 04:07:29 PM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wits, November 10, 2006, Farrar L. Englebert and Johnny B. King, II, both unmarried ("Mortgagors"), executed a certain mortgage ("Mortgage") to Jim Walter Homes, Inc, said Mortgage being recorded November 30, 2006, in Instrument # 20061130000581420, in the Office of the Judge of Probate of Shelby County, Alabama; and subsequently transferred and assigned to Walter Mortgage Company, LLC, said assignments being recorded in Instrument # 20100510000147110 in the Probate Office of Shelby County, Alabama.

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and Walter Mortgage Company, LLC, as holder, did declare all of the indebtedness secured by the 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 in accordance with the terms thereof, by U.S. Mail and by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in its issues of May 12, 2010; May 19, 2010 and May 26, 2010.

WHEREAS, on June 4, 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 Walter Mortgage Company, LLC did offer for sale and sell at public outcry, in front of the Courthouse door, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the Mortgage was the bid of Walter Mortgage Company, LLC in the amount of Eighty-Nine Thousand Two Hundred Ninety and 22/100 (\$89,290.22) Dollars, which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to Walter Mortgage Company, LLC, as purchaser; and

WHEREAS, Paul K. Lavelle conducted said sale on behalf of Walter Mortgage Company, LLC as holder; and

WHEREAS, the terms of the Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchases;

NOW THEREFORE, in consideration of the premises and the payment of Eighty-Nine Thousand Two Hundred Ninety and 22/100 (\$89,290.22) Dollars, Mortgagors, by and through Walter Mortgage Company, LLC as holder, do grant, bargain, sell and convey unto Walter Mortgage Company, LLC the following described real property situated in Shelby County, Alabama to wit:

See attached exhibit "A"

TO HAVE AND TO HOLD, the above described property unto Walter Mortgage Company, LLC, their heirs and legal representatives; 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, Walter Mortgage Company, LLC, as holder, has caused this instrument to be executed by and through Paul K. Lavelle, as auctioneer conducting said sale for said Mortgagee, and said Paul K. Lavelle, has hereto set his hand and seal on this the 4th day of June, 2010.

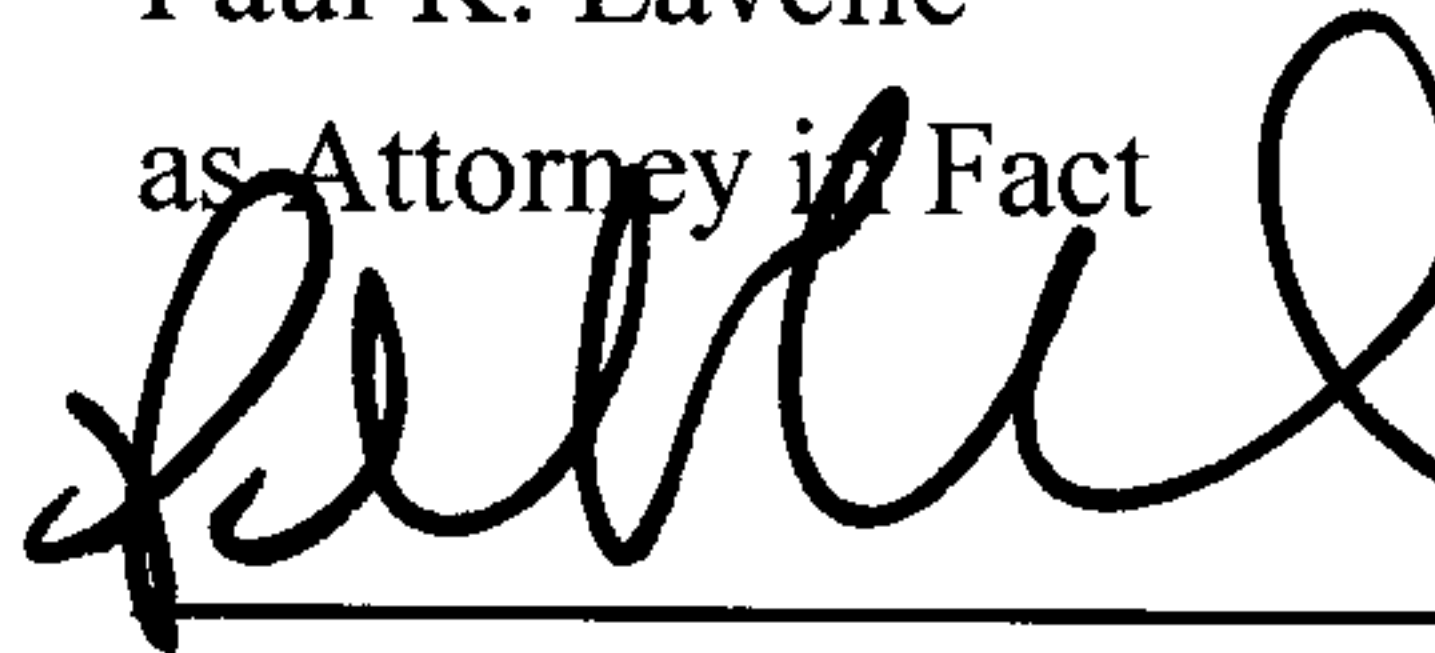
BY: Farrar L. Englebert and Johnny B. King,
II

BY: Walter Mortgage Company, LLC



BY:

Paul K. Lavelle
as Attorney in Fact



BY:

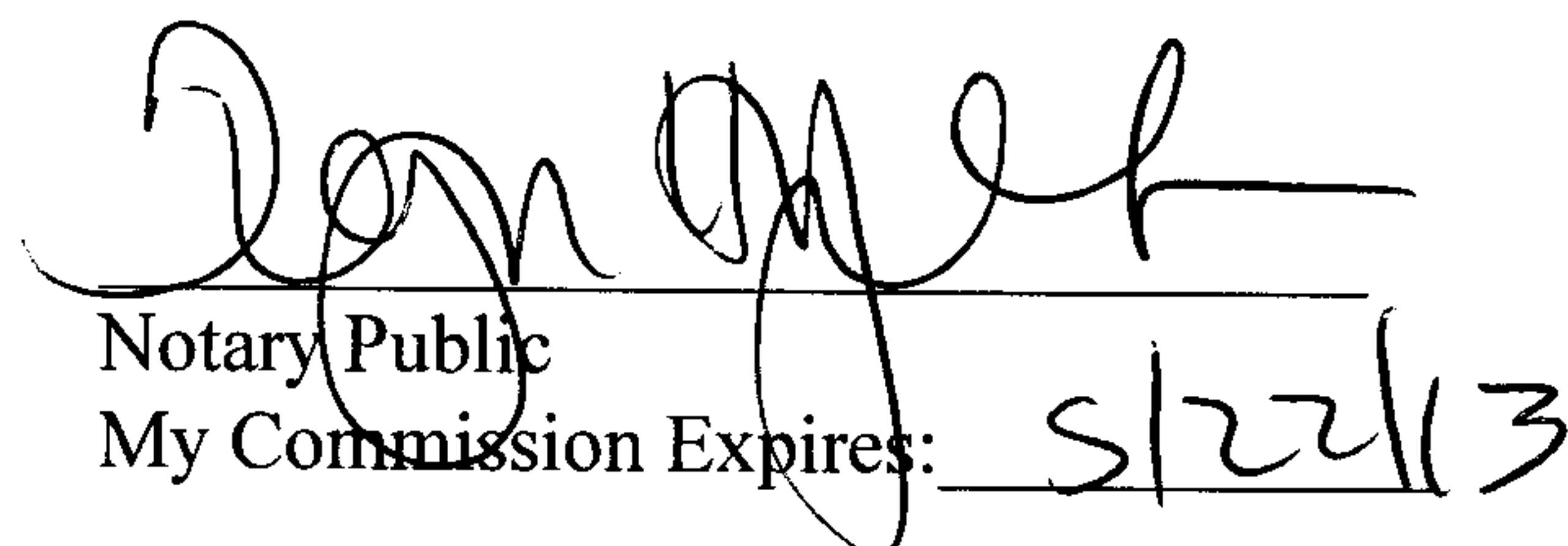
Paul K. Lavelle
as Auctioneer

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul K. Lavelle, whose name as auctioneer and attorney in-fact for the Mortgagee, 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 this conveyance, he in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of June, 2010.

[Notary Seal}



Notary Public
My Commission Expires: 5/22/13

This instrument prepared by:

Paul K. Lavelle

YEAROUT, SPINA & LAVELLE, P.C.

1500 Urban Center Drive, Suite 450

Birmingham, Alabama 35242

(205) 298-1800

Attorneys for Mortgagee

Loan # 20108452



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Send Tax Notice to:

Walter Mortgage Company

PO Box 31601

Tampa, FL 33631-3601



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A parcel of land located in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run South along the East boundary 704.86 feet; thence turn 84°32'53" right and run Westerly along the right of way of a paved road 208.25 feet to the Point of Beginning; thence turn 95°27'07" right and run North parallel to the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 416.50 feet; thence turn 95°27'07" left and run Westerly to the extension of the East line of the land conveyed to Bernice Green Pickett by deed recorded in Real Book 139, Page 607, in the Probate Office of Shelby County, Alabama; then turn left and run South along said extension and the East line of said Pickett land and the East line of the land conveyed to Bernice Green Pickett by deed recorded in Real Book 024, Page 666, in the Probate Office of Shelby County, Alabama, to the North line of a paved road; then turn left and run along the North line of the paved road to the Point of Beginning.

Being the same property conveyed to Johnny B. King and Dorothy L. King by deed recorded in Book 216 Page 834, in the Probate Office of Shelby County, Alabama.