

PREPARED BY: RICHARD SANDEFER, ATTORNEY AT LAW
ADDRESS: 4094 SPRING STREET, PINSON, ALABAMA 35126

FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, MICHAEL ODELL AULTMAN AND BETTY LAWLEY AULTMAN, did, on the 7th day of December, 2006, execute and deliver to **WILLIAM H. WEAR AND HELEN D. WEAR**, a mortgage securing certain indebtedness described in said mortgage, which said mortgage was filed for record in the Office of the Judge of Probate of Shelby County, Alabama, at 20061211000598580; and

WHEREAS, default was made by the said Mortgagors in the payment of said indebtedness, and the said mortgage became subject to foreclosure under the terms thereof, and the said hereinafter described real estate became subject to sale under the power in said mortgage contained, and the said hereinafter described real estate, in strict compliance with the power of sale contained in said mortgage, was advertised for sale, and more than twenty-one days notice of the terms, time, and place of sale was given by publication once a week for three consecutive weeks prior to said sale in the Alabama Messenger, a newspaper published in Shelby County, Alabama, giving notice of the time, place, and terms of sale; and

WHEREAS, the said real estate was by **HELEN D. WEAR**, mortgagee, at 11:00 A.M. on the 30th day of June, 2010, offered for sale at auction to the highest bidder for cash, in front of the front entrance of the Shelby County Courthouse, at Columbiana, Shelby County, Alabama; and

WHEREAS, HELEN D. WEAR, was the highest and best bidder thereon for cash at said sale and said described real estate was sold to **HELEN D. WEAR**, for the sum of EIGHTEEN THOUSAND, FIVE HUNDRED THIRTY-FOUR and 69/100 DOLLARS (\$18,534.69), and the said **HELEN D. WEAR**, became the purchaser of said real estate, as she was authorized to do under and by the terms of said mortgage; and

WHEREAS, the undersigned, **JENNIFER LACY**, acted as Agent and Auctioneer at said sale, and under the terms of said mortgage was authorized and empowered to execute a deed to the purchasers in the name and on the behalf of the said **MICHAEL ODELL AULTMAN AND BETTY LAWLEY AULTMAN**, Mortgagor, and **WILLIAM H. WEAR AND HELEN D. WEAR**, Mortgagee.

NOW, THEREFORE, PREMISES CONSIDERED, and by virtue of the authority conferred by said mortgage and under and by virtue of the power of sale contained therein and the law in such cases made and provided, the said **WILLIAM H. WEAR AND HELEN D. WEAR**, Mortgagee, acting by and through the said **JENNIFER LACY**, as Agent and Auctioneer, and the said **JENNIFER LACY**, acting as Agent and Auctioneer, do hereby grant, bargain, sell and convey unto the said **HELEN D. WEAR**, all of the right, title, claim and interest of the said **MICHAEL ODELL AULTMAN AND BETTY LAWLEY AULTMAN**, and all of the right, title, claim, and

interest of the said **WILLIAM H. WEAR AND HELEN D. WEAR**, Mortgagee, in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 6 and 7, according to the Survey of Smith's Camp Second Sector, as recorded in Map Book 4, Page 12, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to riparian rights and rights of others in and to the use of Coosa River bordering subject property.

The above property shall not be used for business purposes and this covenant shall run with the land.

Mineral and mining rights reserved.

Less and except any part of subject property which lies within a roadway, right of way or easement.

This sale is made for the purpose of paying the indebtedness secured by said mortgage, as well as the expense of foreclosure.

TO HAVE AND TO HOLD unto the said **HELEN D. WEAR**, and her assigns forever.

WITNESS my hands and seals this the 12th day of July, 2010.

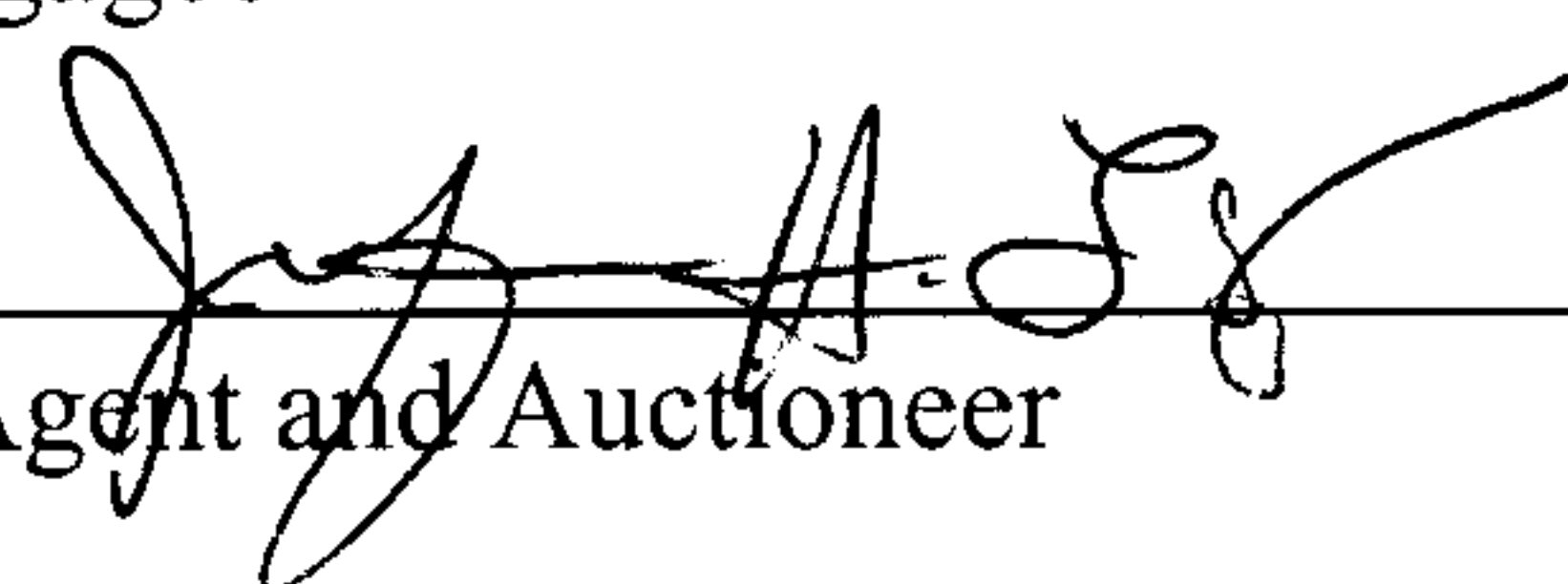
 (L.S.)
As Agent and Auctioneer

MICHAEL ODELL AULTMAN.....(L.S.)
Mortgagor

BETTY LAWLEY AULTMAN.....(L.S.)
Mortgagor

WILLIAM H. WEAR.....(L.S.)
Mortgagee

HELEN D. WEAR.....(L.S.)
Mortgagee

BY:  (L.S.)
As Agent and Auctioneer

STATE OF ALABAMA)
JEFFERSON COUNTY)


20100804000249480 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/04/2010 02:15:03 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JENNIFER LACY**, whose name as Agent and Auctioneer for **MICHAEL ODELL AULTMAN AND BETTY LAWLEY AULTMAN** as Mortgagor, and **WILLIAM H. WEAR AND HELEN D. WEAR**, as 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 the conveyance, she, in her capacity as Agent and Auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of July 2010.


Notary Public

MY COMMISSION EXPIRES DECEMBER 12, 2011