

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF SHELBY

KNOW ALL PERSONS BY THESE PRESENTS: That GARY WINSLETT and CAROL WINSLETT, husband and wife, did, on to-wit, January 7th, 2005, execute a mortgage to FIRST HORIZON HOME LOAN CORPORATION, which mortgage is recorded in Instrument No. 20050119000027930, 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 mortgage and the said FIRST HORIZON HOME LOAN CORPORATION did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, in its issues of May 26, 2010, June 2, 2010, June 9, 2010 and June 30, 2010; and

WHEREAS, on July 27th, 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 FIRST HORIZON HOME LOAN CORPORATION did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said FIRST HORIZON HOME LOAN CORPORATION, in the amount of THIRTY-TWO THOUSAND and 00/100ths (\$32,000.00) DOLLARS, which sum the said FIRST HORIZON HOME LOAN CORPORATION offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said FIRST HORIZON HOME LOAN CORPORATION; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of THIRTY-TWO THOUSAND and 00/100ths (\$32,000.00) DOLLARS, on the indebtedness secured by said mortgage, the said GARY WINSLETT and CAROL WINSLETT, acting by and through the said FIRST HORIZON HOME LOAN CORPORATION, by Melinda Barcum, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said FIRST HORIZON HOME LOAN CORPORATION, by Melinda Barcum, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Melinda Barcum, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto FIRST HORIZON HOME LOAN CORPORATION the following described real estate situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 1 WEST (IRON BAR FOUND IN PLACE); THENCE RUN WESTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 23, A DISTANCE OF 461.08 FEET TO A POINT ON THE WESTERN MARGIN OF MAIN STREET, COLUMBIANA, ALABAMA, WHICH IS THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID SECTION LINE A DISTANCE OF 214.5 FEET; THENCE TURN TO THE RIGHT AND RUN NORTH TO THE NORTH LINE OF THE LAND DESCRIBED IN DEED RECORDED IN REAL BOOK 223, PAGE 162, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE TURN RIGHT AND RUN EASTERLY ALONG THE NORTH LINE OF SAID LAND TO A POINT ON THE ABOVE MENTIONED WESTERN MARGIN OF MAIN STREET; THENCE TURN AN ANGLE OF 92 DEGREES 02' 57" TO THE RIGHT AND RUN SOUTHERLY ALONG SAID WESTERN MARGIN A DISTANCE OF 13.88 FEET TO THE POINT OF BEGINNING. SAID PARCEL IS LYING IN THE SE 1/4 OF SE 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 1 WEST. THE PROPERTY IS CONVEYED WITH ALL RIGHTS, PRIVILEGES AND APPURTENANCES AND SUBJECT TO ALL EASEMENTS, ENCROACHMENTS, RESTRICTIONS AND RESERVATIONS AS OF RECORD MAY APPEAR.

TO HAVE AND TO HOLD THE above-described property unto the said FIRST HORIZON HOME LOAN CORPORATION forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.



IN WITNESS WHEREOF, the said FIRST HORIZON HOME LOAN CORPORATION has caused this instrument to be executed by Melinda Barcum, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Melinda Barcum has executed this instrument in his/her capacity as such auctioneer on this the 27th day of July, 2010.

GARY WINSLETT and CAROL WINSLETT  
Mortgagors

By: FIRST HORIZON HOME LOAN CORPORATION  
Mortgagee or Transferee of Mortgagee

By: Melinda Barcum  
As Auctioneer and the person conducting said sale  
for the Mortgagee or Transferee of Mortgagee

FIRST HORIZON HOME LOAN CORPORATION  
Mortgagee or Transferee of Mortgagee

By: Melinda Barcum  
As Auctioneer and the person conducting said sale  
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Melinda Barcum  
As Auctioneer and the person conducting said sale  
for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Melinda Barcum, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of 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, he/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority, executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of July, 2010.

Melody Baur  
NOTARY PUBLIC  
MY COMMISSION EXPIRES MY COMMISSION EXPIRES 07-27-2011

This instrument prepared by:  
Goodman G. Ledyard  
PIERCE LEDYARD, P.C.  
Post Office Box 161389  
Mobile, Alabama 36616

Grantee's Address:  
6522 Chapman Hwy  
Knoxville, TN 37920



20100813000260140 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
08/13/2010 02:36:35 PM FILED/CERT