

STATE OF ALABAMA                 )  
  )         MORTGAGE FORECLOSURE DEED  
SHELBY COUNTY                    )

## KNOW ALL MEN BY THESE PRESENTS

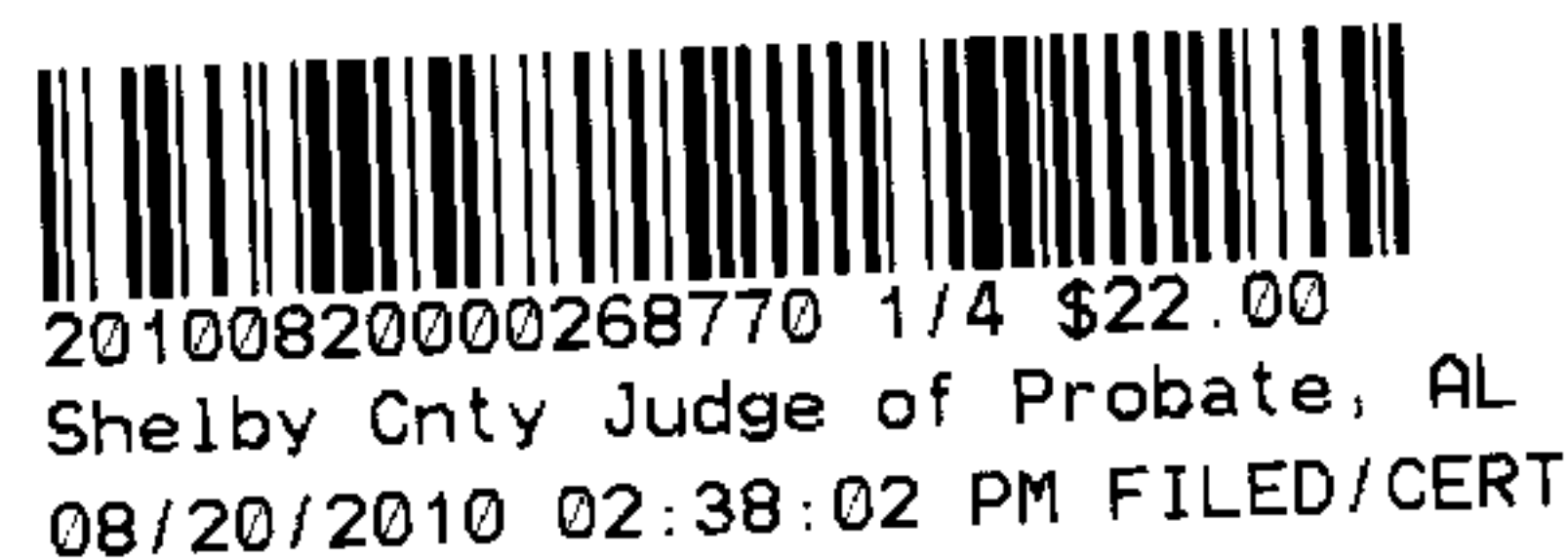
THAT, WHEREAS, heretofore, on to-wit April 7, 2008, Edna Shirley executed a certain mortgage on property hereinafter described to M & F Bank, which said mortgage is recorded in Instrument #20080627000262460, in the Office of the Probate Judge in Shelby County, Alabama, and;

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns, were authorized and empowered in the event of default, 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 County 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 the proper conveyance 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same M & F Bank 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 foreclosure of a said mortgage, by U. S. Mail and by publication in *The Shelby County Newspaper*, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of July 28, August 4 and August 11, 2010, WHEREAS, on the 20th day of August, 2010, the day on which said foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Burt W. Newsome as Attorney-in-Fact for the said Edna Shirley did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Burt W. Newsome was the Auctioneer who conducted said foreclosure sale for the said M & F Bank, and

WHEREAS, the said M & F Bank was the highest bidder in the amount of Two Hundred





Twenty-One Thousand and No/100 Dollars (\$221,000.00) which sum of money M & F Bank offered to apply to the costs of foreclosure and then to the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to M & F Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of Two Hundred Twenty-One Thousand and No/100 Dollars (\$221,000.00), the said Edna Shirley and M & F Bank by and through Burt W. Newsome, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and Auctioneer does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said M & F Bank AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

Parcel I:

From a railroad rail at the Southeast corner of Section 23, Township 20 South, Range 1 West, run thence West along the South boundary of said Section 23, a distance of 1335.52 feet to a ½ inch rebar at the Southeast corner of the SW ¼ of the SE ¼ of said Section 23, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 667.76 feet along the South boundary of said SW ¼ of the SE ¼ to a ½ inch rebar that is 667.75 feet East of a ½ inch pipe at the Southwest corner of said SW ¼ of the SE ¼; thence turn 91 degrees 38 minutes 36 seconds right and run 1339.01 feet to a ½ inch rebar on the North boundary of said SW ¼ of the SE ¼, said point being 665.00 feet East of a ½ inch pipe at the Northwest corner of said SW ¼ of the SE ¼; thence turn 88 degrees 24 minutes 29 seconds right and run 665.00 feet to a ½ inch rebar at the Northeast corner of said SW ¼ of the SE ¼; thence turn 91 degrees 28 minutes 29 seconds right and run 1338.34 feet along the East boundary of said SW ¼ of the SE ¼ to the point of beginning of herein described parcel of land; being situated in the E ½ of the SW ¼ of the SE ¼ of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama. Said parcel of land being identified as Parcel 2 on that certain survey of Hickey Land Surveying, Inc. dated October 23, 2003.

Parcel II:

Also the following described parcel of land:

From a railroad rail at the Southeast corner of Section 23, Township 20 South, Range 1 West, run thence West along the South boundary of said Section 23 a distance of 870.02 feet to a ½ inch pipe that is 465.50 feet East of a ½ inch rebar at the Southwest corner of the SE ¼ of the SE ¼ of said Section 23; thence turn 91 degrees 01 minutes 48 seconds right and run 300.0 feet to a ½ inch rebar being the point of beginning of herein described parcel of land; thence continue along said course a distance of 1037.68 feet to a 1.25 inch pipe on the North boundary of said SE ¼ of the SE ¼; thence turn 90 degrees 58 minutes 43 seconds left and run 453.91 feet along the North boundary of said SE ¼ of the SE ¼ to a ½ inch rebar at the Northwest corner of said SE ¼ of the SE ¼; thence turn 88 degrees 31 minutes 31 seconds left and run 1188.34 feet along the West boundary of said SE ¼ of the SE ¼ to a ½ inch rebar that is 150.00 feet North of a ½ inch rebar at the Southwest corner of said SE ¼ of the SE ¼; thence turn 109 degrees 20 minutes 13 seconds left and run 490.40 feet to the point of beginning of herein described parcel of land; being situated in the W ½ of the SE ¼ of the SE ¼ of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama. Said parcel being identified as Parcel 3 on survey of Hickey Land Surveying, Inc. dated October 23, 2003.

Together with the following:

Also a 60 foot non-exclusive easement for ingress, egress and utilities more particularly described as follows: From a railroad rail at the Southeast corner of the NW ¼ of the NE ¼ of Section 26, Township 20 South, Range 1 West, being the



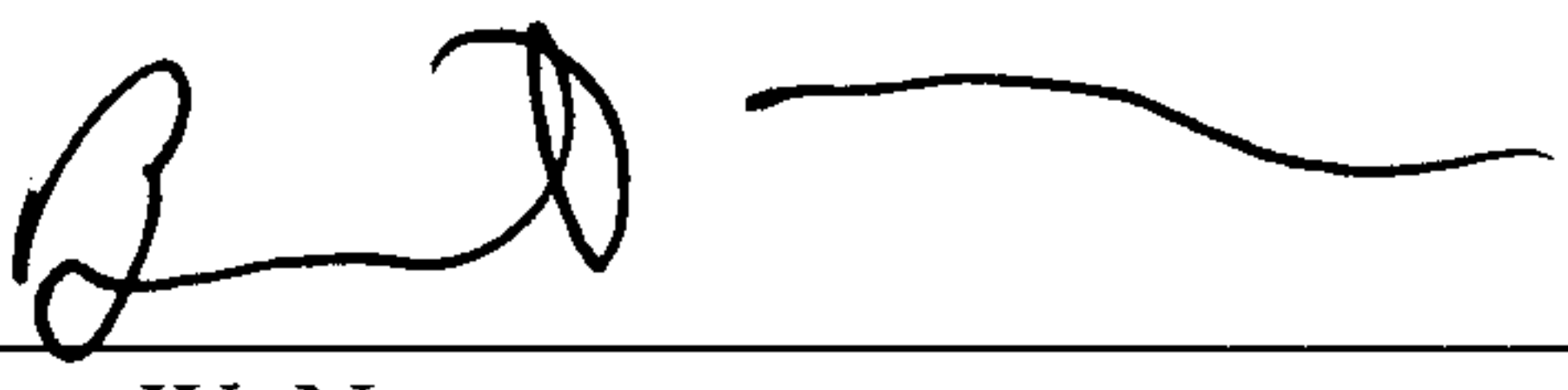
point of beginning of the centerline of herein described 60 foot easement for ingress, egress and utilities, said point being in the center of a 100 foot radius cul-de-sac, run thence North along the East boundary of said NW ¼ of the NE ¼ and said easement centerline, a distance of 1323.46 feet to a ½ inch rebar at the Northeast corner of said NW ¼ of the NE ¼; thence turn 91 degrees 10 minutes 25 seconds left and run 953.04 feet along the North boundary of said NW ¼ of the NE ¼ and easement centerline to the P.C. of a curve concave right, having a delta angle of 08 degrees 34 minutes 23 seconds and tangents of 100.00 feet; thence turn 04 degrees 17 minutes 12 seconds right and run a chord distance of 199.44 feet to the P.T.; thence turn 04 degrees 17 minutes 12 seconds right and run 511.75 feet along said easement centerline to the P.C. at a curve concave left, having a delta angel of 20 degrees 39 minutes 57 seconds and tangents of 100.00 feet; thence turn 10 degrees 19 minutes 59 seconds left and run a chord distance of 196.76 feet to the P.T.; thence turn 10 degrees 19 minutes 59 seconds left and run 300.84 feet along said easement centerline to a point; thence turn 11 degrees 32 minutes 19 seconds right and run 341.21 feet along said easement centerline to a point; thence turn 16 degrees 32 minutes 13 second left and run 210.74 feet along said easement centerline to a point; thence turn 17 degrees 40 minutes 19 seconds right and run 632.39 feet along said easement centerline to a point of termination on the Easterly boundary of Shelby County Road #47. Said easement is identified as Easement "A" on that certain survey of Hickey Land Survey, Inc. dated October 23, 2003.

Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, if any, which might adversely affect the title to the above described property.

TO HAVE AND TO HOLD the above described property unto the said M & F Bank, 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 and the United States of America.

IN WITNESS WHEREOF, the said Edna Shirley and M & F Bank have caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Burt W. Newsome has hereto set his hand and seal on this the 20th day of August, 2010.

EDNA SHIRLEY

BY:   
Burt W. Newsome  
Attorney-in-Fact



20100820000268770 3/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
08/20/2010 02:38:02 PM FILED/CERT

M & F BANK

BY: \_\_\_\_\_

Burt W. Newsome  
as Attorney-In-Fact and Agent

BY: \_\_\_\_\_

Burt W. Newsome as the Auctioneer  
and person making said sale

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Burt W. Newsome whose name as Attorney-in-Fact for Edna Shirley, whose name as Attorney-in-Fact and agent for M & F Bank is signed to the foregoing conveyance and whose name as Auctioneer and person making said sale, and who is known to me, acknowledged before me, on this day, that, being informed of the contents of the conveyance, he, in his capacity as such Attorney-in-Fact, agent, and as such Auctioneer executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 20th day of August, 2010.

\_\_\_\_\_  
Notary Public in and for  
the State of Alabama at Large

My Commission Expires 8/6/2011

THIS INSTRUMENT PREPARED BY:

BURT W. NEWSOME  
NEWSOME LAW, LLC  
ATTORNEYS AT LAW  
Post Office Box 382753  
Birmingham, Alabama 35238  
(205) 747-1970



20100820000268770 4/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
08/20/2010 02:38:02 PM FILED/CERT