

STATE OF ALABAMA  
SHELBY COUNTY

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**MORTGAGE FORECLOSURE DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That, whereas, heretofore on, to-wit: On February 16, 2006, Homer L. Dobbs, Sr., a married man, and Peggy R. Dobbs, his wife, executed a certain mortgage on the property hereinafter described to Synovus Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through merger and by name change to First Commercial Bank, recorded in the office of the Judge of Probate of Shelby County, Alabama, ("Synovus Bank") at Instrument #20060320000127130; and

**WHEREAS**, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, 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 title 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 said Synovus 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 the foreclosure of said mortgage by publication in *The Shelby County Reporter*, a newspaper published in Shelby County, Alabama, in its issues of August 25, September 1 and September 8, 2010; and

**WHEREAS**, on September 17, 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 was duly and properly conducted, and Synovus Bank did offer for sale and sell at public outcry in front of the Courthouse in Shelby County, Alabama, the property hereinafter described; and

**WHEREAS**, Jay H. Clark was the Auctioneer who conducted said sale for the said Synovus Bank; and

**WHEREAS**, the highest and best bid for the property described in the aforementioned mortgage was the bid of Synovus Bank in the amount of One Hundred Sixty Thousand and No/100 Dollars (\$160,000.00), which sum of money Synovus Bank offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Synovus Bank; and

**NOW, THEREFORE**, in consideration of the premises and of a credit in the amount of One Hundred Sixty Thousand and No/100 Dollars (\$160,000.00), the indebtedness secured by said mortgage, First Commercial Bank, by and through Jay H. Clark, as Auctioneer conducting said sale and as attorney in fact for Synovus Bank, and the said Jay H. Clark, as the Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Synovus Bank the following described property situated in Shelby County, Alabama to-wit:

Lot 30, according to the survey of Countryside at Chelsea, Second Sector, as recorded in Map Book 10, Page 94, in the Probate Office of Shelby County, Alabama.

Less and except: A parcel of land situated in the Southeast corner of Lot 30, Countryside at Chelsea 2nd Sector, as recorded in Map Book 10, on Page 94, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast corner of said Lot 30, said point also being at the Southwest corner of Lot 31 in said Countryside at Chelsea 2nd Sector, and also being on the North right-of-way line of Liberty Ridge Road in said Countryside at Chelsea 2nd Sector; thence run in a Northwesterly direction along the East line said Lot 30 and also along the West line of said Lot 31 for a distance of 101.70 feet to a point; thence turn an angle to the left of 171 degrees, 31 minutes, 12 seconds and run in a Southeasterly direction for a distance of 100.32 feet to a point on a curve to the left, having a central angle of 03 degrees, 18 minutes, 38 seconds and a radius of 259.65 feet, said point also being on the North right-of-way line of said Liberty Ridge Road; thence turn an angle to the left to the chord of said curve of 88 degrees, 58 minutes, 10 seconds and run in a Northeasterly direction along the arc of said curve and also along said North right-of-way line for a distance of 15.00 feet to the point of beginning; said parcel of land containing 753 square feet, more or less.

**TO HAVE AND TO HOLD** the above described property unto Synovus 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.

**IN WITNESS WHEREOF**, Synovus Bank has caused this instrument to be executed by and through Jay H. Clark, as Auctioneer conducting said sale, and as attorney in fact, and Jay H. Clark, as Auctioneer conducting said sale and as attorney in fact has hereto set his hand and seal on this the 17th day of September, 2010.



Synovus Bank, f/k/a Columbus Bank and Trust  
Company as successor in interest through merger  
and by name change to First Commercial Bank

By: Jay H. Clark  
Jay H. Clark  
Auctioneer and Attorney in Fact

STATE OF ALABAMA                     )  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Jay H. Clark, whose name as Auctioneer and Attorney in Fact for Synovus Bank, 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, in his capacity as such Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of September, 2010.

Brenda H. Adams  
Notary Public  
My commission expires: 9-6-11

This instrument prepared by:  
Jay H. Clark, Esq.  
WALLACE, JORDAN, RATLIFF & BRANDT, L.L.C.  
Post Office Box 530910  
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(205) 870-0555



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Shelby Cnty Judge of Probate, AL  
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