

STATE OF ALABAMA)
) MORTGAGE FORECLOSURE DEED
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit January 30, 2001, Ronnie Morton executed a certain mortgage on property hereinafter described to M & F Bank f/k/a First National Bank of Shelby County, which said mortgage is recorded in Instrument #2002-05324 and modified in Instrument #20050728000380130, 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 f/k/a First National Bank of Shelby County 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 Reporter*, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of September 1, September 8 and September 15, 2010, WHEREAS, on the 29th day of September, 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 Ronnie Morton 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 f/k/a First National Bank of Shelby County, and

WHEREAS, the said M & F Bank f/k/a First National Bank of Shelby County was the highest bidder in the amount of Two Hundred One Thousand Five Hundred Eighty-Six and 32/100 Dollars (\$201,586.32), which sum of money M & F Bank f/k/a First National Bank of Shelby County 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 f/k/a First National Bank of Shelby County.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of Two Hundred One Thousand Five Hundred Eighty-Six and 32/100 Dollars (\$201,586.32), the said Ronnie Morton and M & F Bank f/k/a First National Bank of Shelby County 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 f/k/a First National Bank of Shelby County AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Final Plat of Old Town Office Park, Sector Two, as recorded in Map Book 31, Page 29, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; commence at the Northwest corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 15; thence from the North line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ turn 123 degrees 55 minutes 18 seconds left in a southeasterly direction a distance of 497.70 feet to a point on the easterly ROW line of Alabama Highway #261; thence South 83 degrees 44 minutes 25 seconds East a distance of 168.60 feet; thence South 7 degrees 45 minutes 28 seconds West a distance of 104.25 feet; thence South 75 degrees 53 minutes 55 seconds East a distance of 85.79 feet to the point of beginning. Thence North 14 degrees 06 minutes 05 seconds East a distance of 25.00 feet; thence South 75 degrees 53 minutes 55 seconds East a distance of 50.00 feet; thence South 14 degrees 06 minutes 05 seconds West a distance of 25.00 feet; thence North 75 degrees 53 minutes 55 seconds West a distance of 50.00 feet to the point of beginning.


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 f/k/a First National Bank of Shelby County, 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

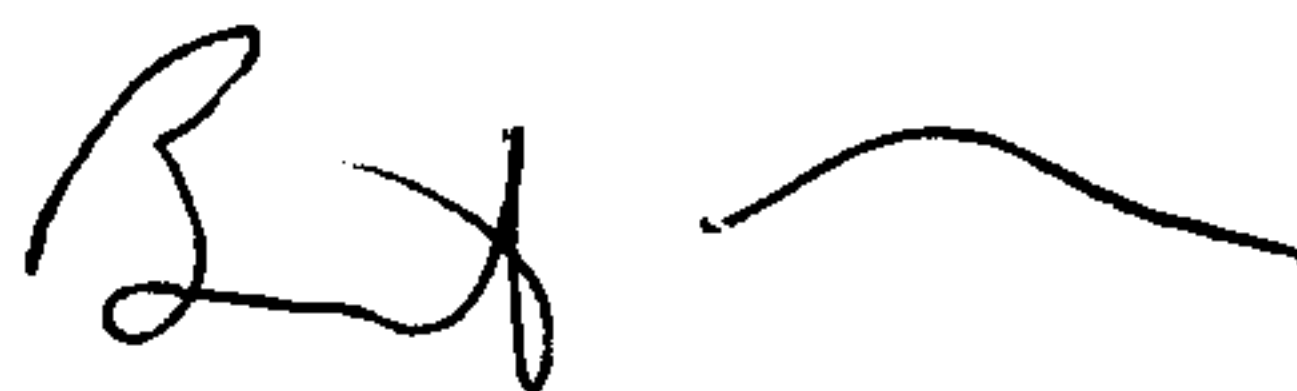
State of Alabama and the United States of America.

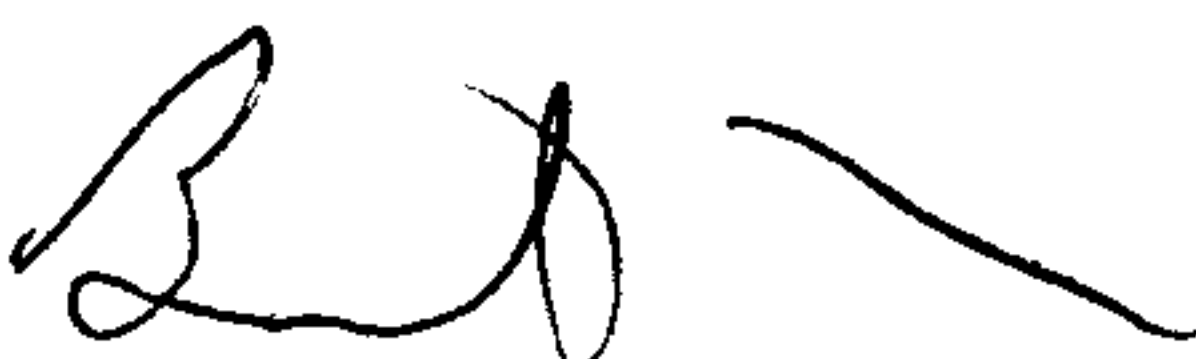
IN WITNESS WHEREOF, the said Ronnie Morton and M & F Bank f/k/a First National Bank of Shelby County have caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Burt W. Newsome has hereto set his hand and seal on this the 29th day of September, 2010.

RONNIE MORTON

BY: 
Burt W. Newsome
Attorney-in-Fact

M & F BANK f/k/a First National Bank of
Shelby County

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

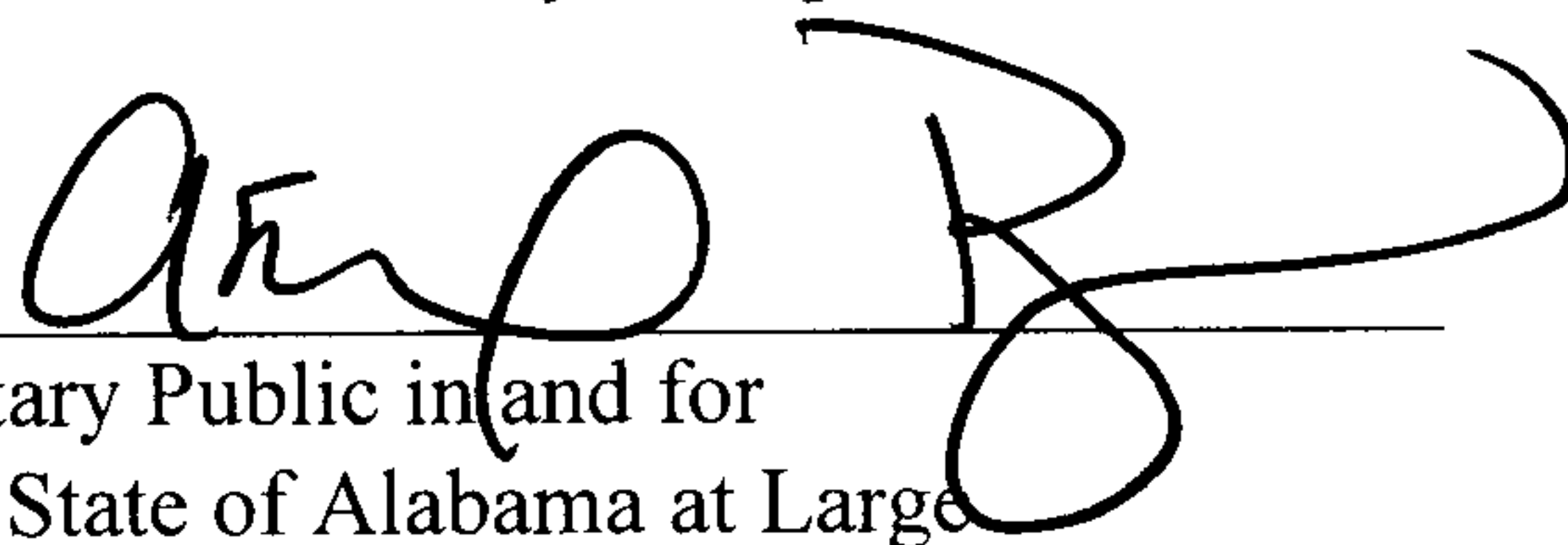
BY: 
Burt W. Newsome as the Auctioneer
and person making said sale

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 Ronnie Morton, whose name as Attorney-in-Fact and agent for M & F Bank f/k/a First National Bank of Shelby County 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 29th day of September, 2010.


Notary Public in and for
the State of Alabama at Large

My Commission Expires 8/4/2011

THIS INSTRUMENT PREPARED BY:
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