

THIS INSTRUMENT WAS PREPARED BY:

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2110 Devereux Circle, Ste 100
Birmingham, Al 35243

SEND TAX NOTICES TO:

American General c/o CBF Dept.
600 North Royal Avenue
Evansville, IN 47715

STATE OF ALABAMA
COUNTY OF SHELBY

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FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on October 26, 2006, Roger C. and Cheryl A. Kennedy, married, executed a certain mortgage on the property hereinafter described to American General Financial Services of Alabama, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No. 20061101000539090; 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 Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said American General Financial Services of Alabama, Inc. 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 by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of November 3, November 10 and November 17, 2010 and

WHEREAS, on December 1, 2010, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and



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properly conducted, and John C. Hubbard did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and


WHEREAS, John C. Hubbard was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said American General Financial Services of Alabama, Inc.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of American General Financial Services of Alabama, Inc., in the amount of \$189,900.00, which sum of money American General Financial Services of Alabama, Inc. offered to credit on the indebtedness secured by said mortgage, and the said American General Financial Services of Alabama, Inc., by and through John C. Hubbard, as Auctioneer conducting said sale and as Attorney-in-Fact for American General Financial Services of Alabama, Inc., does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said American General Financial Services of Alabama, Inc., the following described property situated in Shelby County, Alabama, to-wit:

Lot 16, according to the survey of Hunter Hills, Phase Three, as recorded in Map Book 23, Page 79, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

TO HAVE AND TO HOLD the above described property to American General Financial Services of Alabama, Inc. and its successors and assigns; 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, American General Financial Services of Alabama, Inc. and Roger C. and Cheryl A. Kennedy have caused this instrument to be executed by and through John C. Hubbard, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and John C. Hubbard, as Auctioneer conducting said sale on December 1, 2010.


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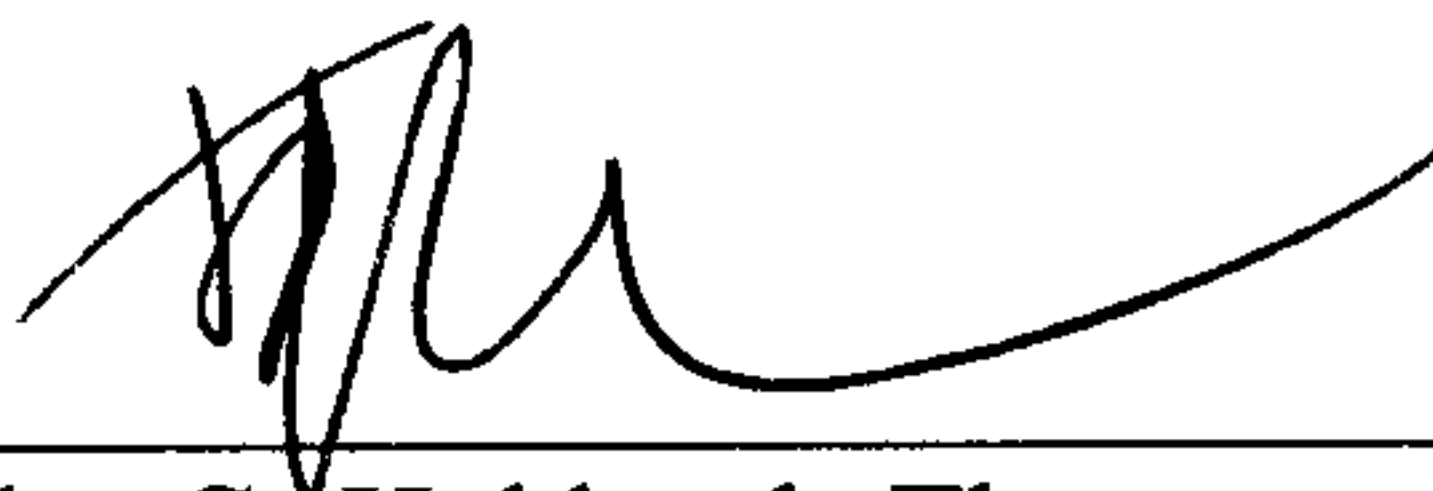
American General Financial Services of Alabama, Inc.

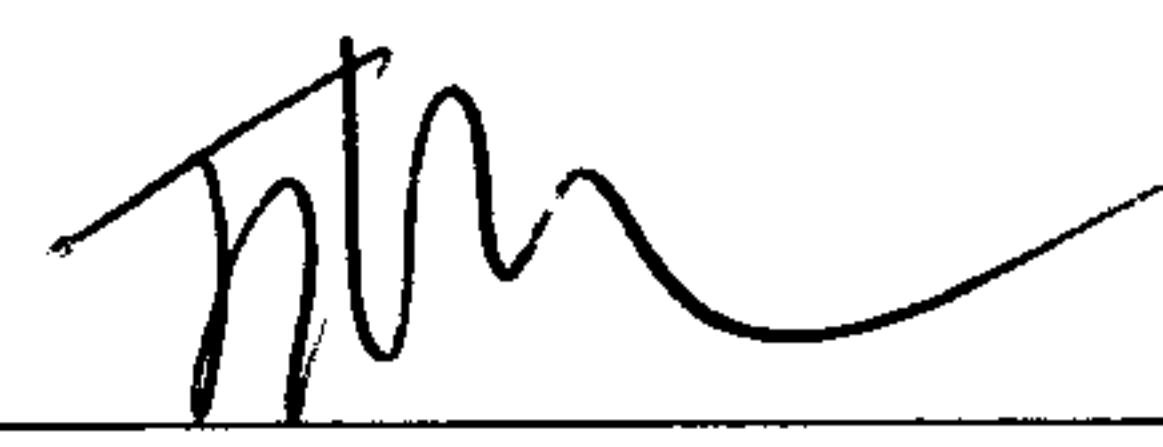
By: 

John C. Hubbard, Attorney-in-Fact

Roger C. and Cheryl A. Kennedy

By:


John C. Hubbard, The person acting as Auctioneer
and conducting the sale as its Attorney-in-Fact


John C. Hubbard, As the Auctioneer and person
making said sale

STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that John C. Hubbard, whose name as Attorney-in-Fact for Roger C. and Cheryl A. Kennedy, and whose name as Attorney-in-Fact and agent for American General Financial Services of Alabama, Inc.; and whose name as Auctioneer and person making said sale, 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 said conveyance, he/she, in his/her capacity as such Attorney-in-Fact and agent, and as such auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, on this 1st day of December, 2010.


Notary Public in and for the State of Alabama,
at Large

My Commission Expires: 5/2/2014

KAREN G. SINGLETON
Notary Public, AL State at Large
My Comm. Expires 5/2/2014


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