


STATE OF ALABAMA)
SHELBY COUNTY)


20110228000066460 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/28/2011 12:08:59 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS that whereas heretofore on, to-wit: On August 10, 2006, Tito's Company, Inc., executed a certain mortgage on property hereinafter described to PINNACLE BANK, which said mortgage is recorded at Instrument # 20060825000418060, in the Office of the Judge of Probate of Shelby County, Alabama; 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 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

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said PINNACLE BANK, did declare all of the indebtedness secured by 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 of general circulation published in Shelby County, Alabama, in its issues of February 9, 16 and 23, 2011; and

WHEREAS, on February 28, 2011, 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 conducted and PINNACLE BANK, did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Griff O'Rear, Attorney at Law, was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said PINNACLE

BANK, and whereas PINNACLE BANK was the highest and best bidder, in the amount of ONE HUNDRED SIXTY FOUR THOUSAND EIGHT HUNDRED SEVENTY TWO AND 73/100 DOLLARS (\$164,872.73), the said PINNACLE BANK, by and through Griff O'Rear, Attorney at Law, as auctioneer conducting said sale, and as Attorney in Fact for PINNACLE BANK, and Tito's Company, Inc., by and through Griff O'Rear, Attorney at Law, as auctioneer conducting said sale, do hereby grant, bargain, sell and convey unto PINNACLE BANK, the following described property situated in Shelby County, Alabama, to-wit:

LOT 33, ACCORDING TO THE SURVEY OF BENT CREEK SUBDIVISION SECTOR 1, AS RECORDED IN MAP BOOK 36, PAGE 23 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property unto PINNACLE BANK, its successors and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

IN WITNESS WHEREOF, PINNACLE BANK and Tito's Company, Inc. have caused this instrument to be executed by and through Griff O'Rear, Attorney at Law, as auctioneer conducting said sale and as Attorney in Fact for all parties separately, and Griff O'Rear, Attorney at Law as auctioneer conducting said sale and as Attorney in Fact for each of said parties, has hereto set his hand and seal this 28th day of February, 2011.


PINNACLE BANK

By: 
Auctioneer and Attorney in Fact


Auctioneer Conducting Said Sale

Tito's Company, Inc.
Tito's Company, Inc.

By: [Signature]
Auctioneer and Attorney in Fact


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STATE OF ALABAMA)

WALKER COUNTY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Griff O'Rear, whose name as Auctioneer is signed to the foregoing conveyance, and who signed the name of Tito's Company, Inc. 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 executed the same voluntarily on the day the same bears date, as the action of himself as auctioneer and the person conducting the same for PINNACLE BANK, for and as the act of said PINNACLE BANK, and as the action of Tito's Company, Inc., mortgagor, in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 28th day of February, 2011.

[Signature]
NOTARY PUBLIC

Prepared by:

Griff O'Rear
P. O. Box 191
Jasper, AL 35502

Send tax notice to:

Pinnacle Bank
P.O. Box 1388
Jasper, AL 35502