

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY AT LAW, INC.
POST OFFICE BOX 822
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA

MORTGAGE FORECLOSURE DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that, WHEREAS, on or about 3rd day of September, 2010, William Hughes and Jenny Hughes, a married couple, executed a mortgage conveying the real estate hereinafter described in Shelby County, Alabama, to Paul Lutz and Joyce Lutz, as Mortgagee, which said mortgage was recorded on September 15, 2010, in Instrument #20100915000302460, in the Office of the Judge of Probate of Shelby County, Alabama (hereinafter referred to as "said mortgage" or words to that effect), which said mortgage and the indebtedness secured thereby is and was as of the date upon which this foreclosure proceeding was instituted, and is and was as of the date upon which this foreclosure deed was executed, the sole property of said Mortgagee; and

WHEREAS, in and by said mortgage said 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 real estate in front of the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving twenty-one days notice of the time, place, and terms, of said sale, by publication once a week for three consecutive weeks prior to said sale in some newspaper published in Shelby County, Alabama, such sale to be 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 the same the Mortgagee or any person conducting said sale for the Mortgagee might bid at the same 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 such default continuing, the said Mortgagee 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 March 16, 23, and 30, 2011, and;

WHEREAS, on April 11, 2011, at approximately 12:00 o'clock noon, being the day and approximate time on which the foreclosure sale was scheduled to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and said Mortgagee did, in strict compliance with the power of sale contained in said mortgage, offer for sale at public outcry to the highest bidder for cash in front of the Shelby County Courthouse front door in the City of Columbiana, Shelby County, Alabama, the real estate hereinafter described and against which said Mortgagee held a first mortgage lien; and

WHEREAS, the undersigned, Mike T. Atchison, was the auctioneer, agent and attorney-in-fact who conducted said foreclosure sale and was the person conducting said sale for the said Paul Lutz and Joyce Lutz; and

WHEREAS, the last, highest and best bid for said real estate described in said mortgage was the bid of Paul Lutz and Joyce Lutz, in the amount of One Hundred Thirty-Nine Thousand, Eighty-One and 78/100 Dollars (\$139,081.78), which sum of money was offered as credit toward a portion of the indebtedness secured by said mortgage, and said real estate was thereupon sold to Paul Lutz and Joyce Lutz.

NOW THEREFORE, in consideration of the premises and a credit in the amount of One Hundred Thirty-Nine Thousand, Eighty-One and 78/100 Dollars (\$139,081.78), toward a portion of the indebtedness secured by said mortgage, the said Paul Lutz and Joyce Lutz, acting by and through Mike T. Atchison, as auctioneer conducting said sale and as attorney-in-fact for William Hughes and Jenny Hughes, and for Paul Lutz and Joyce Lutz, respectively, and by and through Mike T. Atchison, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto the said Paul Lutz and Joyce Lutz, the following described real estate situated in Shelby County, Alabama, together with all improvements thereon and appurtenances thereto, to-wit:



20110419000119930 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
04/19/2011 01:06:34 PM FILED/CERT


A parcel of land situated in the SW ¼ of the SE ¼ of Section 13, Township 22 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

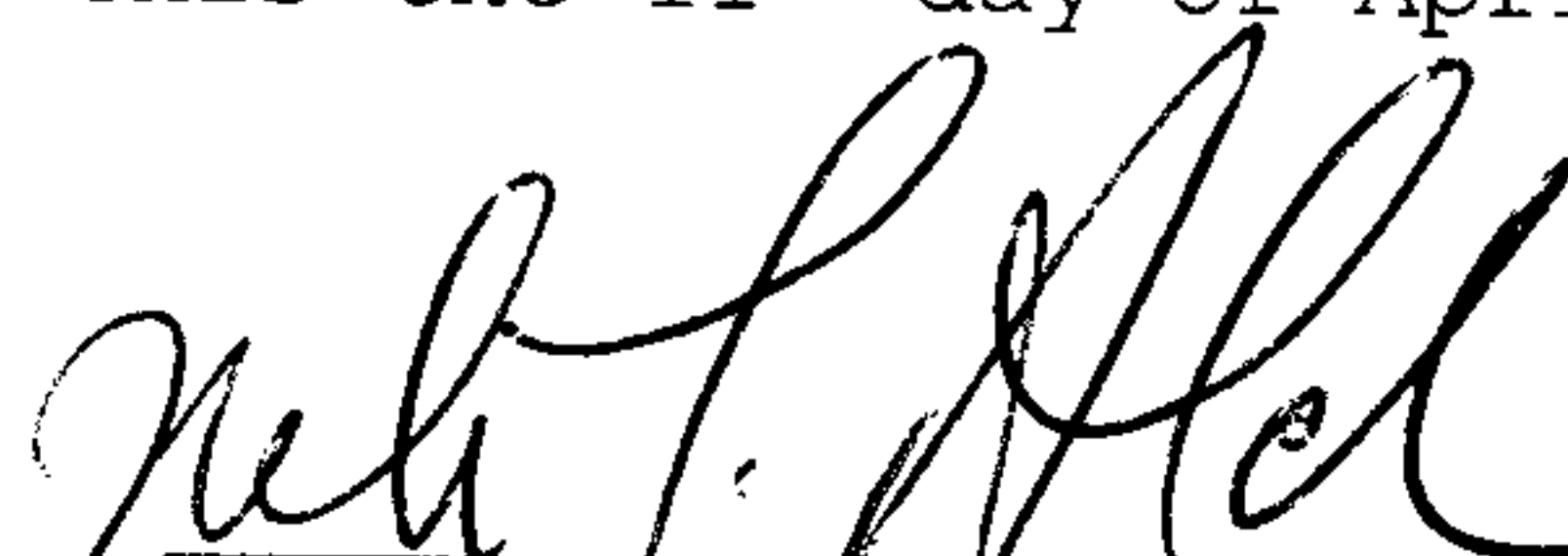
Begin at the SW corner of above said ¼ - ¼, said point being the point of beginning; thence North 00 degrees 32 minutes 05 seconds West, a distance of 399.98 feet to the Southerly right of way line of Heart of Dixie Railroad (50-foot right of way); thence South 88 degrees 16 minutes 58 seconds East and along said right of way line, a distance of 470.00 feet to a point on the Westerly right of way line of Church Street (70-foot right of way); thence South 07 degrees 18 minutes 31 seconds East, leaving said railroad right of way and along said Church Street right of way line, a distance of 159.37 feet; Thence South 72 degrees 08 minutes 51 seconds West and leaving said right of way line, a distance of 297.71 feet; thence South 11 degrees 08 minutes 25 seconds East, a distance of 125.00 feet; thence South 86 degrees 30 minutes 00 seconds West, a distance of 227.53 feet to the point of beginning.

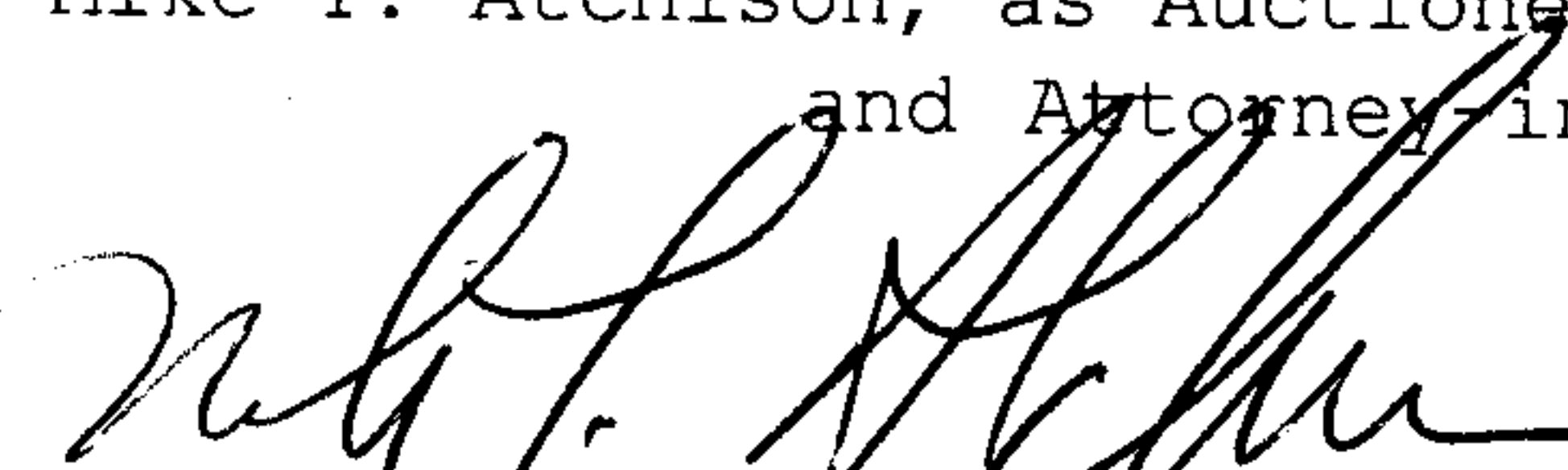
Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described real estate unto the said Paul Lutz and Joyce Lutz, their heirs, successors and assigns forever, together with the hereditaments and appurtenances thereto belonging; subject, however, to the statutory right-of-redemption from said foreclosure sale on the part of those entitled to redeem, as provided by the laws of Alabama, and to all easements, restrictions and rights-of-way of record.

IN WITNESS WHEREOF, the said William Hughes and Jenny Hughes, and Paul Lutz and Joyce Lutz, have caused this instrument to be executed by and through Mike T. Atchison, acting as auctioneer conducting said sale and as attorney-in-fact for all parties separately, and Mike T. Atchison, as auctioneer conducting said sale and as attorney-in-fact for each of said parties, has hereto set his hand and seal on this the 11th day of April, 2011.


Mike T. Atchison, as Auctioneer
and Attorney-in-fact


Mike T. Atchison, as Auctioneer
and Attorney-in-fact


Mike T. Atchison, as Auctioneer
conducting said sale

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mike T. Atchison, whose name as Auctioneer is signed to the foregoing conveyance, and who signed the names of William Hughes and Jenny Hughes to the above conveyance, and also signed the names of Paul Lutz and Joyce Lutz, 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 said foreclosure sale for the said Mortgagee, with full authority, for and as the act of said Mortgagee, and for and as the act of William Hughes and Jenny Hughes, in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, on this the 11th day of April, 2011.


Notary Public

My commission expires: 10/16/2012

