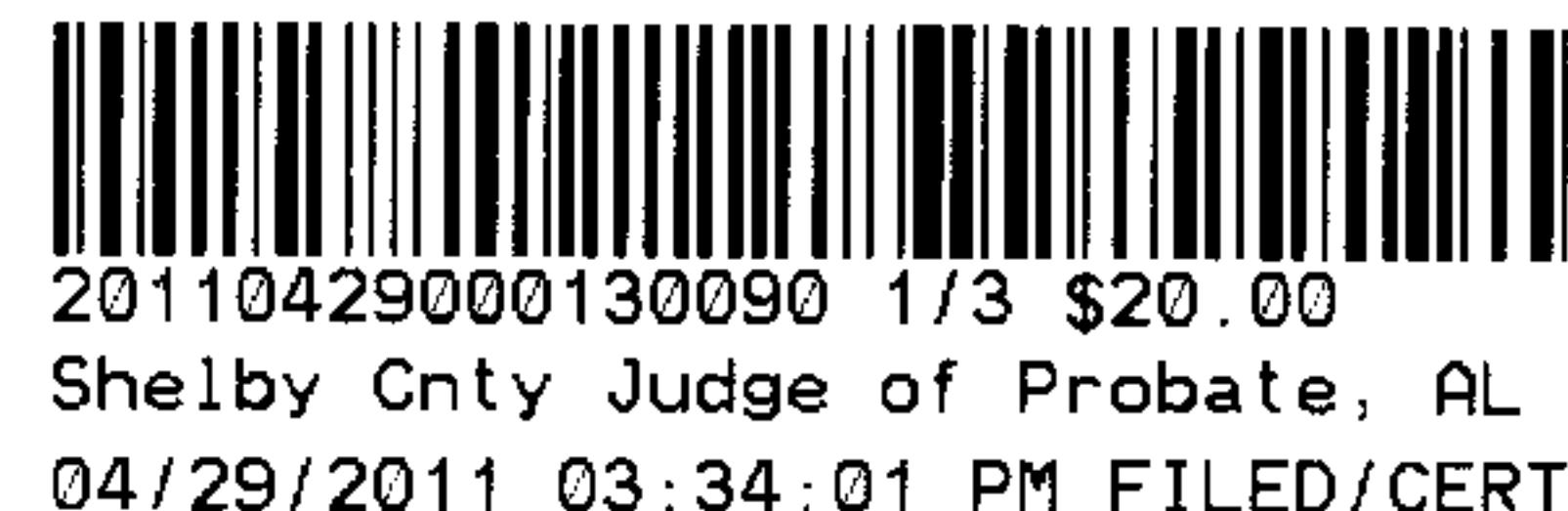


This Instrument Prepared By:
Karen G. Knowlton
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, AL 35203

Send Tax Notice To:
Tammy D. Surles (Compass Bank)
15 South 20th Street
Birmingham, AL 35233

FORECLOSURE DEED



STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: May 31, 2005, David Wilton and Kelley Wilton, husband and wife, mortgagors, executed a certain mortgage to which said mortgage is recorded in Instrument #20050608000277210, in the Office of the Judge of Probate of Shelby County, Alabama; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Compass 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, in accordance with the terms thereof, by publication in Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of March 30, April 06 and 13, 2011; and,

WHEREAS, on April 29, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said Compass Bank did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, Alabama, all of its rights, title and interest in the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Compass Bank in the amount of One Hundred Eighty-Five Thousand Forty and No/100 Dollars (\$185,040.00) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to; and,

WHEREAS, Karen G. Knowlton, agent and attorney-in-fact for Compass Bank, acted as auctioneer as provided in said mortgage and conducted the said sale; and,

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of One Hundred Eighty-Five Thousand Forty and No/100 Dollars (\$185,040.00), David Wilton and Kelley Wilton, mortgagors, by and through the said Karen G. Knowlton, agent and attorney-in-fact for Compass Bank, do grant, bargain, sell and convey unto the said Compass Bank, all of their rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 412, According To The Survey Of Lake Forest, Sector 4, As Recorded In Map Book 28, Page 93, In The Office Of The Judge Of Probate Of Shelby County, Alabama

This sale is made for the purpose of paying the indebtedness secured by said mortgage, as well as the expenses of foreclosure.

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances or other interests of record.


SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

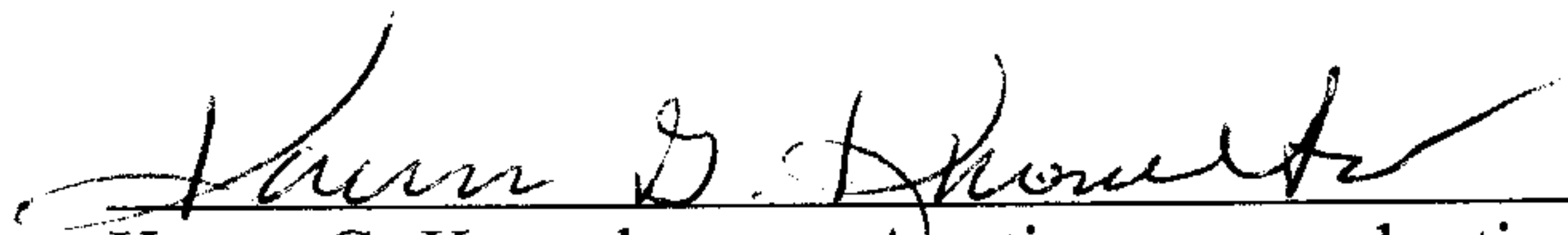
TO HAVE AND TO HOLD, the above described property unto the said Compass Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.

IN WITNESS WHEREOF, the said Compass Bank, by Karen G. Knowlton, agent and attorney-in-fact for Compass Bank, as auctioneer conducting said sale, has caused these presents to be executed on this, the 29th day of April, 2011.

COMPASS BANK

BY: Karen G. Knowlton
Karen G. Knowlton, agent and attorney-in-fact for
Frontier Bank, as Auctioneer


20110429000130090 2/3 \$20.00
Shelby Cnty Judge of Probate, AL
04/29/2011 03:34:01 PM FILED/CERT



Karen G. Knowlton, as Auctioneer conducting said sale

THE STATE OF ALABAMA


JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen G. Knowlton, whose name as agent and attorney-in-fact for Compass Bank as auctioneer conducting 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 this conveyance, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27th day of April, 2011.


Notary Public

My Commission Expires: 8/03/14


20110429000130090 3/3 \$20.00
Shelby Cnty Judge of Probate, AL
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