

STATE OF ALABAMA)
)
SHELBY COUNTY) MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit March 7, 2005, Chris Stalls and Sonya Stalls executed a certain mortgage on property hereinafter described to Merchants and Farmers Bank d/b/a M & F Bank, which said mortgage is recorded in Instrument #20050308000106510, 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 Merchants and Farmers Bank d/b/a M & F 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 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 April 27, May 4 and May 11, 2011, WHEREAS, on the 24th day of May, 2011, 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 Chris Stalls and Sonya Stalls 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 Merchants and Farmers Bank d/b/a M & F Bank, and

WHEREAS, the said Merchants and Farmers Bank d/b/a M & F Bank was the highest bidder

in the amount of Ninety-Three Thousand One Hundred Fifty-Two and 58/100 Dollars (\$93,152.58), which sum of money Merchants and Farmers Bank d/b/a M & F Bank 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 Merchants and Farmers Bank d/b/a M & F Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of Ninety-Three Thousand One Hundred Fifty-Two and 58/100 Dollars (\$93,152.58), the said Chris Stalls and Sonya Stalls and Merchants and Farmers Bank d/b/a M & F Bank 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 Merchants and Farmers Bank d/b/a M & F Bank AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Southwest Quarter of the Northwest Quarter of Section 3, Township 22 South, Range 1 East; thence run North along said quarter-quarter line a distance of 232.96 feet to the point of beginning; thence continue along last described course a distance of 192.20 feet; thence turn an angle of 92 degrees 44 minutes 56 seconds right and run a distance of 154.00 feet; thence turn an angle 94 degrees 45 minutes 00 seconds left and run a distance of 122.00 feet; thence turn an angle of 28 degrees 13 minutes 15 seconds left and run a distance of 187.04 feet to the Southerly ROW of County Hwy 77; thence turn an angle of 87 degrees 06 minutes 08 seconds right and run a distance of 73.92 feet; thence turn an angle of 11 degrees 23 minutes 06 seconds left and run a distance of 45.33 feet to the Southerly edge of a chert road; thence run the following described courses along said chert road; thence turn an angle of 95 degrees 10 minutes 20 seconds right and run a distance of 63.89 feet; thence turn an angle of 19 degrees 47 minutes 03 seconds right and run a distance of 106.68 feet; thence turn an angle of 16 degrees 14 minutes 49 seconds left and run a distance of 70.93 feet; thence turn an angle of 6 degrees 49 minutes 18 seconds left and run a distance of 57.60 feet; thence turn an angle of 12 degrees 34 minutes 46 seconds right and run a distance of 59.31 feet; thence turn an angle of 10 degrees 54 minutes 15 seconds left and run a distance of 103.97 feet; thence turn an angle of 22 degrees 25 minutes 03 seconds left and run a distance of 35.21 feet; thence turn an angle of 7 degrees 14 minutes 32 seconds right and run a distance of 44.10 feet; thence turn an angle of 7 degrees 45 minutes 31 seconds right and run a distance of 121.10 feet; thence turn an angle of 9 degrees 17 minutes 29 seconds right and run a distance of 44.80 feet; thence turn an angle of 14 degrees 58 minutes 03 seconds right and run a distance of 50.92 feet; thence turn an angle of 15 degrees 18 minutes 55 seconds right and run a distance of 52.01 feet; thence leaving said chert road turn an angle of 107 degrees 33 minutes 59 seconds right and run a distance of 698.76 feet to the point of beginning.

Less and except any portion of subject property lying within a road right of way.

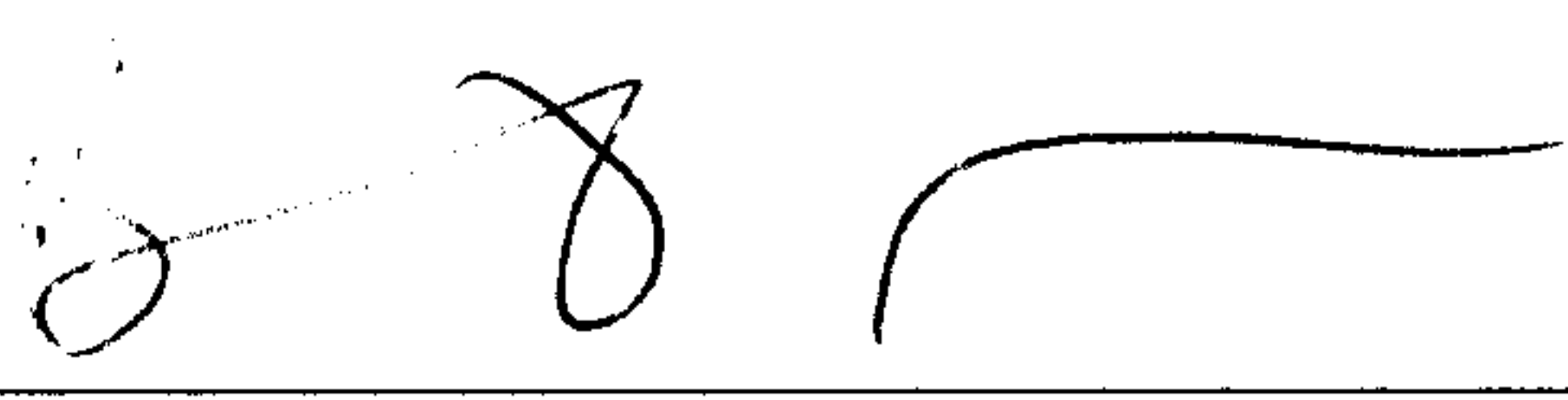
All being situated in Shelby County, Alabama.

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.

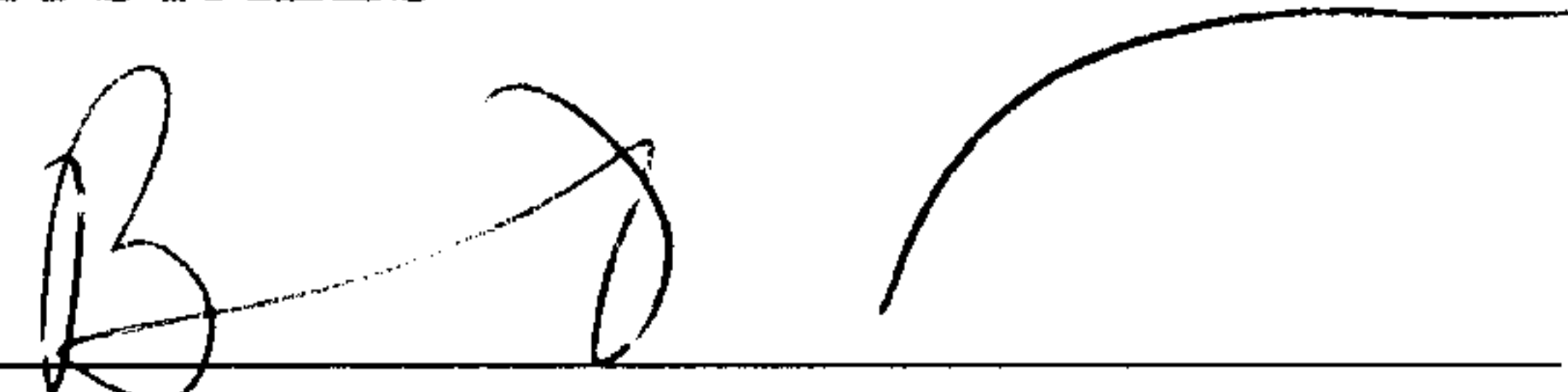
TO HAVE AND TO HOLD the above described property unto the said Merchants and Farmers Bank d/b/a M & F Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America.

IN WITNESS WHEREOF, the said Chris Stalls and Sonya Stalls and Merchants and Farmers Bank d/b/a M & F Bank 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 24th day of May, 2011.


CHRIS STALLS

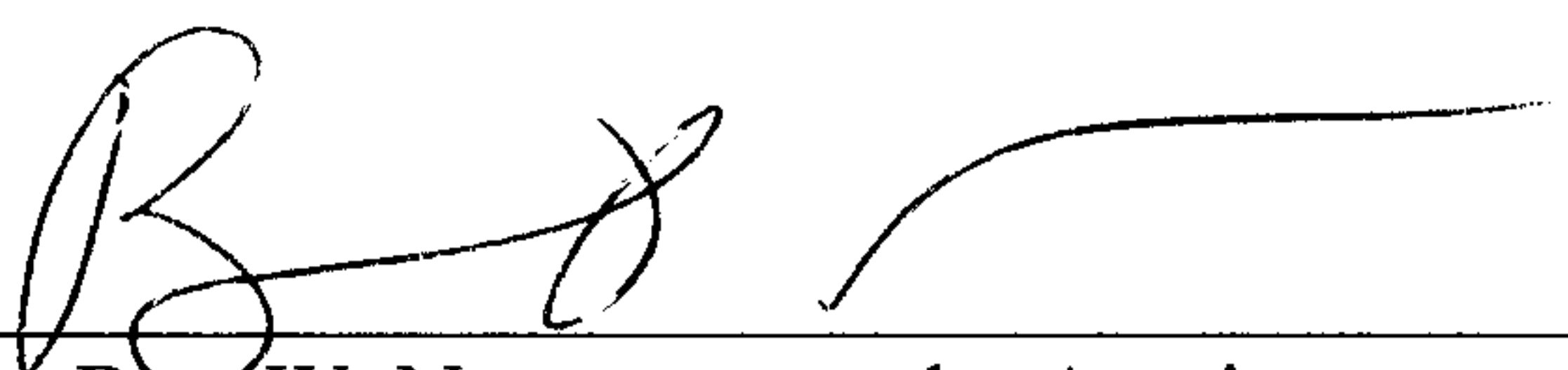
BY: 
Burt W. Newsome
Attorney-in-Fact

SONYA STALLS

BY: 
Burt W. Newsome
Attorney-in-Fact

MERCHANTS AND FARMERS BANK
d/b/a M & F Bank

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

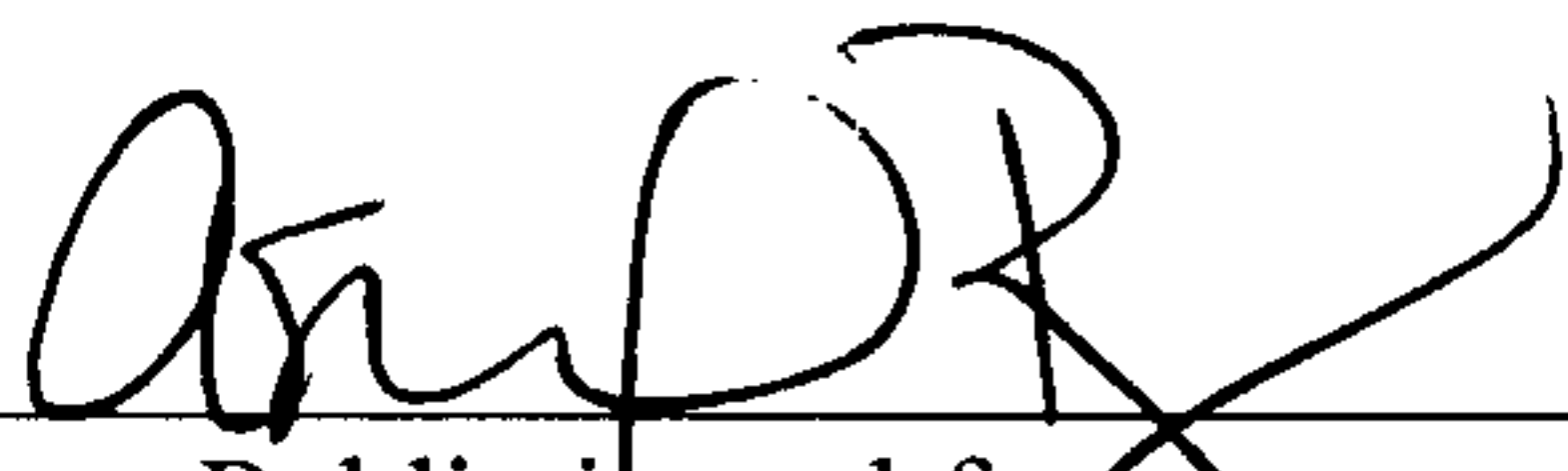
BY: 
Burt W. Newsome as the Auctioneer
and person making said sale

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 Chris Stalls and Sonya Stalls, whose name as Attorney-in-Fact and agent for Merchants and Farmers Bank d/b/a M & F Bank 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 24th day of May, 2011.



Notary Public in and for
the State of Alabama at Large

My Commission Expires 8/6/2011

THIS INSTRUMENT PREPARED BY:

BURT W. NEWSOME
NEWSOME LAW, LLC
ATTORNEYS AT LAW
Post Office Box 382753
Birmingham, Alabama 35238
(205) 747-1970