


**THIS INSTRUMENT WAS PREPARED BY:**

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BIRMINGHAM, ALABAMA 35236-0345

  
20110613000172660 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
06/13/2011 08:11:14 AM FILED/CERT

STATE OF ALABAMA       )  
SHELBY COUNTY           )

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PREMISES, that whereas, heretofore, on, to-wit: on 01/31/1997, Rodger D. Bass, executed a certain Mortgage on property hereinafter described to Crestwood Homes aka Crestwood Homes, Inc. which Mortgage is recorded in Instrument # 1997-29562 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 the 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 the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper publishing 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;

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and Crestwood Homes aka Crestwood Homes, Inc., 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 05/11/2011, 05/18/2011 and 05/25/2011; and

WHEREAS, on June 9, 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 Crestwood Homes aka Crestwood Homes, Inc. did offer for sale and sell at public outcry in front of the Courthouse door in Birmingham, Alabama, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Foster D. Key was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for said Crestwood Homes aka Crestwood Homes, Inc. and whereas said was the highest bidder and best bidder, in the amount of ONE HUNDRED SIXTY NINE THOUSAND FOUR HUNDRED SIXTY FOUR DOLLARS AND 46/100 (\$ 169,464.46) on the indebtedness secured by said Mortgage, said by and through Foster D. Key as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto Crestwood Homes, Inc. the following described property situated in Shelby County, Alabama, to-wit:

Part of the NW 1/4 of NE 1/4, Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Southwest corner of said NW 1/4 of NE 1/4 run in an Easterly direction along the South line of 1/4-1/4 Section for a distance of 432.76 feet to the point of beginning; thence

continue along last mentioned course for a distance of 194.98 feet to an existing iron pin; thence turn an angle to the left of 89 deg. 58 min. 40 sec. And run in a Northerly direction for a distance of 153.51 feet to an existing iron pin; thence turn an angle to the left of 85 deg. 47 min. 50.5 sec. And run in a Westerly direction for a distance of 183.20 feet to an existing iron pin; thence turn an angle to the left of 90 deg. And run in a Southerly direction for a distance of 167.46 feet more or less to the point of beginning, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto its heirs 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, Crestwood Homes aka Crestwood Homes, Inc. has caused this instrument to be executed by and through Foster D. Key as auctioneer conducting the said sale and as Attorney-in-Fact, and Foster D. Key as auctioneer conducting said sale has hereto set his hand and seal on this June 9, 2011.

Rodger D. Bass

By: Foster D. Key  
Foster D. Key  
As auctioneer and the person making  
said sale

Crestwood Homes aka Crestwood Homes, Inc.

By: Foster D. Key  
Foster D. Key  
As auctioneer and the person making  
said sale

By: Foster D. Key  
Foster D. Key  
As auctioneer and the person making  
said sale

STATE OF ALABAMA)  
SHELBY COUNTY)

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Foster D. Key, whose name as auctioneer and Attorney In Fact for Crestwood Homes aka Crestwood Homes, Inc. and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this June 9, 2011.

Janice D. Butler  
Notary Public

My Commission Expires: 10-23-12