

SEND TAX NOTICE TO:  
RBC Bank (USA)  
P. O. Box 2155  
Rocky Mount, NC 27802-2155



20110719000210170 1/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
07/19/2011 01:13:48 PM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 27th day of December, 2007, Tyrus B. Sturgis, an unmarried person, executed that certain mortgage on real property hereinafter described to First American Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number .20080103000003190; modified by Instrument Number 20101129000398060, and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, 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 title 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 thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said RBC Bank (USA), successor by merger with First American 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 May 11, 2011, May 18, 2011, and May 25, 2011; and

WHEREAS, on July 8, 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 RBC Bank (USA), successor by merger with First American Bank did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Michael Corvin as member of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said RBC Bank (USA), successor by merger with First American Bank; and

WHEREAS, RBC Bank (USA), successor by merger with First American Bank was the highest bidder and best bidder in the amount of Two Hundred Six Thousand Four Hundred And 00/100 Dollars (\$206,400.00) on the indebtedness secured by said mortgage, the said RBC Bank (USA), successor by merger with First American Bank, by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale for said Mortgagee, does hereby grant, bargain, sell and convey unto RBC Bank (USA), successor by merger with First American Bank all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 36, according to the Survey of Valleybrook, Phase IV, as recorded in Map Book 14, Page 84, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto RBC Bank (USA), successor by merger with First American Bank its successors/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; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, RBC Bank (USA), successor by merger with First American Bank, has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale for said Mortgagee.



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RBC Bank (USA), successor by merger with  
First American Bank

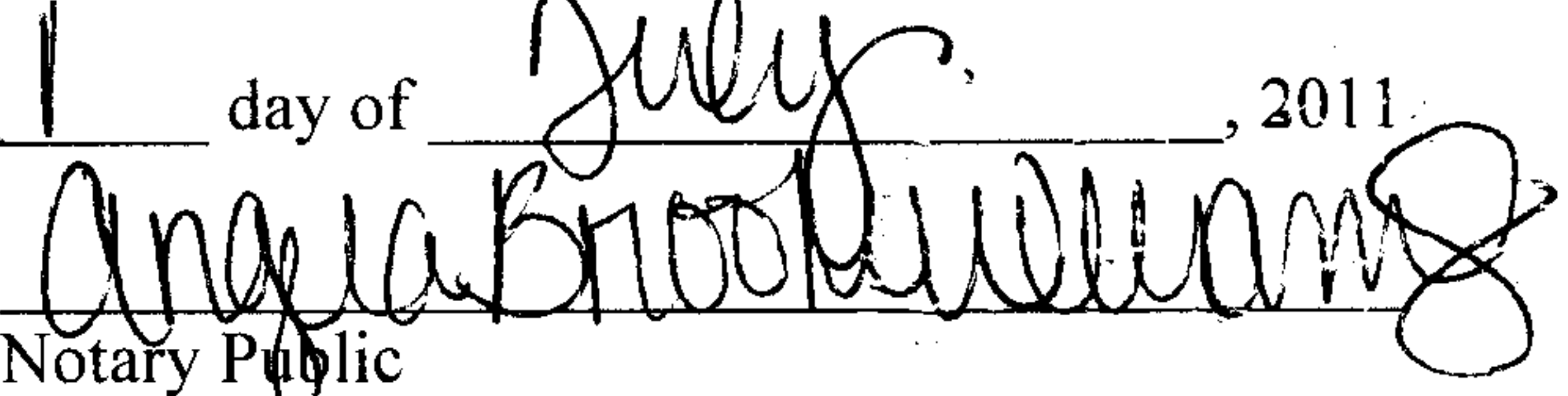
By: Corvin Auctioneering, LLC  
Its: Auctioneer

By:   
Michael Corvin, Member


STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as member of Corvin Auctioneering, LLC acting in its capacity as auctioneer for RBC Bank (USA), successor by merger with First American Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as auctioneer for said Mortgagee.

Given under my hand and official seal on this 11 day of July, 2011.  
  
Notary Public  
My Commission Expires: SEPTEMBER 27, 2014

This instrument prepared by:  
Colleen McCullough  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727

  
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