

## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA     )  
COUNTY OF Shelby    )

Joseph Neville Wier Jr., an unmarried person  
MMC# 52356399  
MAP#11-0127

KNOW ALL MEN BY THESE PRESENTS: That, Joseph Neville Wier Jr., an unmarried person did, on to-wit: the 11th day of July, 2007 execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for First Horizon Home Loans, a Division of First Tennessee Bank, N.A., which mortgage is recorded in Instrument Number 20080312000102540; said mortgage transferred and assigned to MidFirst Bank in instruemtn number 20100517000152910 et seq., 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 MidFirst Bank did declare all of the indebtedness secured by said mortgage due and payable 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 published in Shelby County, Alabama, in its issues of May 18, May 25 and June 1, 2011; and

WHEREAS, on the 14th day of June, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly continued to the 7th day of July, 2011 by public announcement at the main entrance of the Shelby County Courthouse, Columbiana, Alabama. MidFirst Bank did give due and proper notice of continuation of the Mortgage Foreclosure Sale by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 22, 2011; and

WHEREAS, on the 7th day of July, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and MidFirst Bank did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter, described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of MidFirst Bank in the amount of **One Hundred Sixty One Thousand Two Hundred Seventy Eight and 00/100ths Dollars (\$161,278.00)**, which sum the said MidFirst Bank offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said MidFirst Bank; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

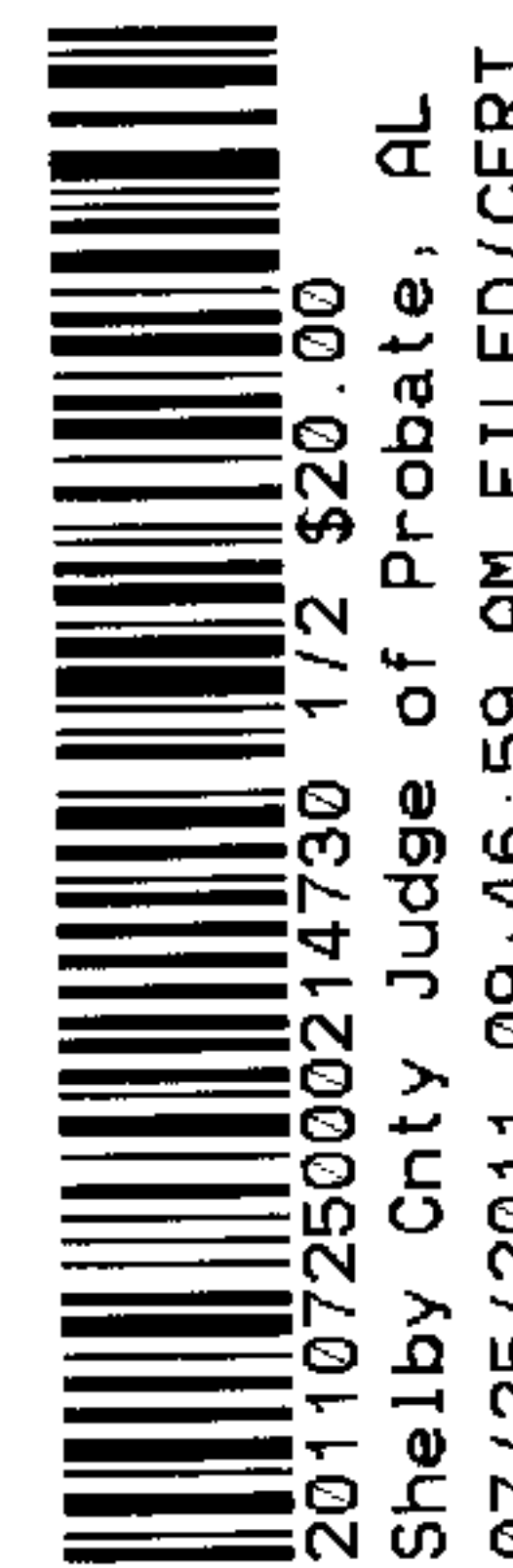
NOW THEREFORE, in consideration of the premises and of **One Hundred Sixty One Thousand Two Hundred Seventy Eight and 00/100ths Dollars (\$161,278.00)**, cash, the said Joseph Neville Wier Jr., an unmarried person, acting by and through the said MidFirst Bank by Foster D. Key, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee or Mortgagee, and the said MidFirst Bank, by Foster D. Key, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Foster D. Key, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto MidFirst Bank the following described real estate situated in Shelby County, Alabama to wit:

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 89, ACCORDING TO THE FINAL RECORD PLAT OF NARROWS PEAK SECTOR, AS RECORDED IN MAP BOOK 31, PAGE 125 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TAX ID NUMBER 09-4-20-2-007-089.000

BEING THE SAME PROPERTY CONVEYED TO JOSEPH NEVILLE WIER, JR. BY DEED FROM ROBERT M. ROGGENTIEN, A SINGLE MAN RECORDED 07/30/2007 IN DEED DOCUMENT NO. 20070730000351640, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.




Property being sold "AS IS". Property is subject to any title deficiencies. No representation is made as to the title to the subject property.

TO HAVE AND TO HOLD THE above described property unto MidFirst Bank forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said MidFirst Bank, has caused this instrument to be executed by Foster D. Key, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and in witness whereof the said Foster D. Key, has executed this instrument in his capacity as such auctioneer on this the 7th day of July, 2011.

Joseph Neville Wier Jr., an unmarried person  
Mortgagor(s)  
By: MidFirst Bank Mortgagee or Transferee  
of Mortgagee

By: Foster D. Key  
Foster D. Key, as Auctioneer and the person  
conducting said sale for the Mortgagee or  
Transferee of Mortgagee

  
20110725000214730 2/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
07/25/2011 09:46:59 AM FILED/CERT

MidFirst Bank Mortgagee or Transferee of  
Mortgagee

By: Foster D. Key  
Foster D. Key, as Auctioneer and the person  
conducting said sale for the Mortgagee or  
Transferee of the Mortgagee

By: Foster D. Key  
Foster D. Key, as Auctioneer and the person  
conducting sale for the Mortgagee or  
Transferee of Mortgagee

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Foster D. Key, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 the conveyance, he/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my name and official seal this the 7th day of July, 2011.

Honorable P. Butler  
NOTARY PUBLIC

COMMISSION EXPIRES: 10/23/12

GRANTEE'S ADDRESS:  
P. O. Box 268950  
Oklahoma City, OK 73126

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Oct 23, 2012  
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

Instrument prepared by:  
MARK A. PICKENS, P.C.  
Post Office Box 59372  
Birmingham, Alabama 35259