

STATE OF ALABAMA)
)
SHELBY COUNTY) MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit November 7, 2005, Leonard A. Blottin, Jr. and Elizabeth M. Blottin executed a certain mortgage on property hereinafter described to Porter Capital Corporation, which said mortgage is recorded in Instrument #20051122000607810, 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 Porter Capital Corporation 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 June 29, July 6 and July 13, 2011, WHEREAS, on the 4th day of August, 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 Leonard A. Blottin, Jr. and Elizabeth M. Blottin 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 Porter Capital Corporation, and

WHEREAS, the said Porter Capital Corporation was the highest bidder in the amount of Two

Thousand Five Hundred and No/100 Dollars (\$2,500.00), which sum of money Porter Capital Corporation 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 Porter Capital Corporation.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of Two Thousand Five Hundred and No/100 Dollars (\$2,500.00), the said Leonard A. Blottin, Jr. and Elizabeth M. Blottin and Porter Capital Corporation 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 Porter Capital Corporation AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

Lot 38, according to the Survey of Emerald Parc Subdivision, as recorded in Map Book 29, Page 47, in the Probate Office of Shelby County, Alabama.

ALSO Parcel A:

Begin at the Easterly most corner of said Lot 38; thence Northwesterly and along East line of said Lot 38, a distance of 50.00 feet; thence right 247 degrees 13 minutes 07 seconds, a distance of 141.20 feet; thence right 200 degrees 02 minutes 41 seconds; a distance of 145.21 feet to the Point of Beginning.


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.

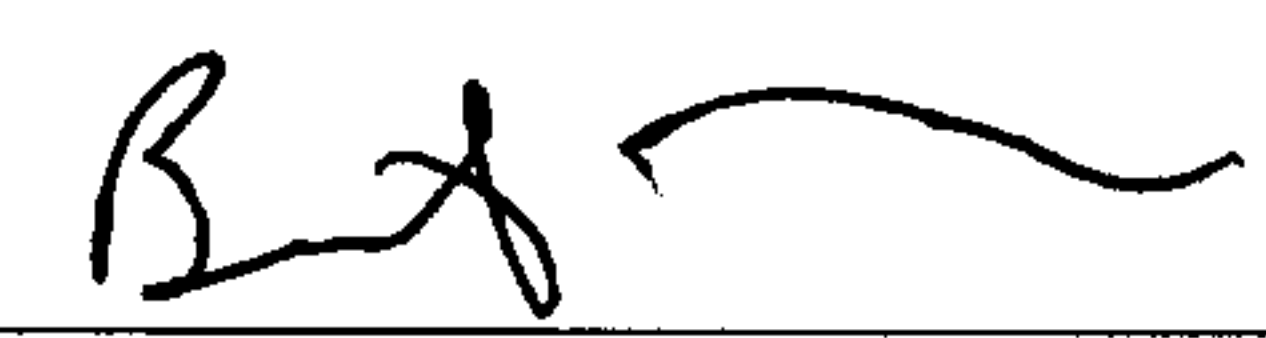
TO HAVE AND TO HOLD the above described property unto the said Porter Capital Corporation, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America.

IN WITNESS WHEREOF, the said Leonard A. Blottin, Jr. and Elizabeth M. Blottin and Porter Capital Corporation 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 4th day of August, 2011.


LEONARD A. BLOTTIN, JR.


BY: 
Burt W. Newsome
Attorney-in-Fact

ELIZABETH M. BLOTTIN

BY: 
Burt W. Newsome
Attorney-in-Fact

PORTER CAPITAL CORPORATION

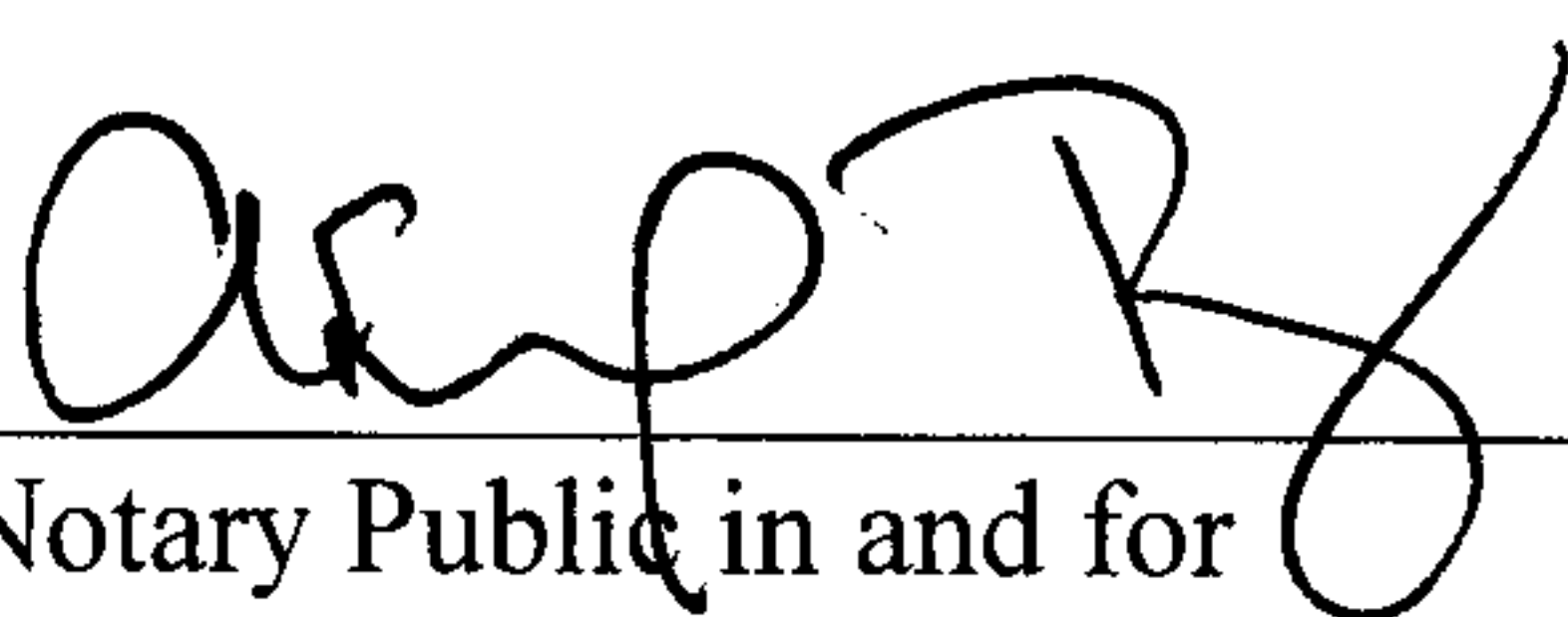
BY: 
Burt W. Newsome
as Attorney-In-Fact and Agent

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 Leonard A. Blottin, Jr. and Elizabeth M. Blottin, whose name as Attorney-in-Fact and agent for Porter Capital Corporation 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 4th day of August, 2011.


Notary Public in and for
the State of Alabama at Large

My Commission Expires 8/6/11

THIS INSTRUMENT PREPARED BY:
BURT W. NEWSOME
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ATTORNEYS AT LAW
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