

THIS INSTRUMENT WAS PREPARED BY:

JAMES H. GREER, ATTORNEY AT LAW

P.O. BOX 360345

BIRMINGHAM, ALABAMA 35236-0345



20110829000253640 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
08/29/2011 10:29:56 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PREMISES, that whereas, heretofore, on, to-wit: on 04/17/2007, Crescent City Homes, Inc., an Alabama Limited Liability Company, executed a certain mortgage on property hereinafter described to Stock Loan Services, LLC which mortgage is recorded in Instrument # 20070425000189960 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 Stock Loan Services, LLC, 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 07/13/2011; 07/20/2011 & 07/27/2011; and

WHEREAS, on August 11, 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 Stock Loan Services, LLC did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Alabama, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Karan G. Greer was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for said Stock Loan Services, LLC and whereas said was the highest bidder and best bidder, in the amount of ONE HUNDRED SEVENTY NINE THOUSAND DOLLARS AND 00/100(\$ 179,000.00) on the indebtedness secured by said mortgage, said by and through Karan G. Greer as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto Stock Loan Services, LLC the following described property situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 26, Township 20 South, Range 4 West; thence North 01°38'05" East along the East line of said 1/4 - 1/4 for 512.00 feet; thence run North 67°21'19" West for 717.19 feet to the Intersection of the Southerly right of way line of County Road 13 and the Easterly right of way of Honeysuckle Road, said point being the Point of Beginning; thence run North 77°20'05" East along the Southerly right of way line of said County Road 13 for 163.25 feet; thence run South 01°38'24" West for 170.76 feet to the Northeasterly right of way of Honeysuckle Road; thence run North 68°58'50" West along said right of way with the following calls following said right of way for 72.11 feet to the point of beginning of a curve to the right having a central angle of 46°44'50" and a radius of 125.00 feet; thence

**run along the arc of said curve for 101.99 feet to the end of said curve; thence
run North 22°14'00" West for 42.83 feet to the Point of Beginning.**

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, Stock Loan Services, LLC has caused this instrument to be executed
by and through Karan G. Greer as auctioneer conducting the said sale and as Attorney-in-Fact, and
Karan G. Greer as auctioneer conducting said sale has hereto set his hand and seal on this August
11, 2011.

CRESCENT CITY HOMES, INC.

STOCK LOAN SERVICES, LLC

By: Karan G Greer
As auctioneer and the person making
said sale

By: Karan G Greer
As auctioneer and the person making
said sale

By: Karan G Greer
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 Karan
G. Greer, whose name as auctioneer and Attorney In Fact for Stock Loan Services, LLC 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 August 11, 2011.

Honnie J. Button
Notary Public

My Commission Expires: 10/23/12

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


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