

MORTGAGE FORECLOSURE DEED


20110829000254110 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/29/2011 11:31:20 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

John Johnsey

KNOW ALL MEN BY THESE PRESENTS: That John D. Johnsey and Wanda N. Johnsey (a Married Couple) did, on to-wit, the August 25, 2008, execute a mortgage to American General Financial Services of Alabama, Inc., which mortgage is recorded in Instrument # 20080827000343550 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 Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc. 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 The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of August 3, 10, 17, 2011; and

WHEREAS, on the August 29, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:24 o'clock a.m/p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc. 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 Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc., in the amount of Sixty Thousand Seven Hundred Thirty-Three Dollars and Forty-Eight Cents (\$60,733.48), which sum the said Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc.; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if 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 Sixty Thousand Seven Hundred Thirty-Three Dollars and Forty-Eight Cents (\$60,733.48), cash, the said John D. Johnsey and Wanda N. Johnsey (a Married Couple), acting by and through the said Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc., by JENNIFER WEAVER, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc., by JENNIFER WEAVER, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JENNIFER WEAVER, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:

All that certain property situated in the County of SHELBY, and State. of ALABAMA, being described as follows:

Commence at the Northeast corner of Section 17, Township 21 South, Range 3 West, Shelby County, Alabama, thence run Southerly along the East line of said Section 17, 32.01' to a point on the South right of way line of Shelby County Highway Number 270, thence run Westerly along the said South line of said Highway 270, 228.27' to a point, thence 2 degrees 48 minutes left and continue along said South line of Highway, 457.99' to the point of beginning of the property being described, thence continue along last described course 38.73' to a point, thence 88 degrees 55 minutes left and run Southerly 400.0' to a point, thence 90 degrees 58 minutes 30 seconds right and run Westerly 599.63' to a point, thence 91 degrees 03 minutes left and run Southerly along the West line of the N.E. Quarter of the N.E. Quarter of said Section 17, 43.12' to a point on a railroad right of way in a curve to the right having a central angle of 17 degrees 20 minutes 02 seconds and a radius of 2,495.01', thence run Southerly along arc of said railroad curve 754.82' to the P.T. of said curve, thence continue along tangent of said curve 119.49' to a point, thence 63 degrees 46 minutes 30 seconds left and run Easterly 198.42' to the Southwest corner of Lot 12 of Country Estates Subdivision, thence 89 degrees 59 minutes 08 seconds left and run Northerly along West line of said Lot 12, 1,064.01' to the point of beginning, containing 6.95 acres and marked on the corners with iron pins.

TO HAVE AND TO HOLD THE above described property unto Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc., 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 Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc., has caused this instrument to be executed by JENNIFER WEAVER, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said JENNIFER WEAVER, has executed this instrument in his capacity as such auctioneer on this the August 29, 2011.

John D. Johnsey and Wanda N. Johnsey (a Married Couple)
Mortgagors

Springleaf Financial Services of Alabama, Inc., formerly known as
American General Financial Services of Alabama, Inc.
Mortgagee or Transferee of Mortgagee

By Jennifer M. Weaver
JENNIFER WEAVER, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

Springleaf Financial Services of Alabama, Inc., formerly known as
American General Financial Services of Alabama, Inc.
Mortgagee or Transferee of Mortgagee

By Jennifer M. Weaver
JENNIFER WEAVER, as Auctioneer and the person conducting said
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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that JENNIFER WEAVER, 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, in his 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 hand and official seal this August 29, 2011.

Dorothy M. Veitch
NOTARY PUBLIC

MY COMMISSION EXPIRES:

6-28-14



Dorothy M. Veitch
Notary Public
State of Alabama
Alabama State at Large

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO AND PICKETT, LLC
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
11-001731

GRANTEE'S ADDRESS
Springleaf Financial Services, Inc., formerly known
as American General Financial Services, Inc.
601 NW Second Street
Evansville, Indiana 47708

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