


THIS INSTRUMENT WAS PREPARED BY:

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2110 Devereux Circle, Ste 100
Birmingham, Al 35243

SEND TAX NOTICES TO:

Springleaf Financial
601 West Second Street
Evansville, IN 47708

STATE OF ALABAMA)
COUNTY OF SHELBY)



20110829000254360 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
08/29/2011 12:39:37 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on February 28, 2008, Larry W. Riley and Angelia Marie Riley, executed a certain mortgage on the property hereinafter described to American General Financial Services of Alabama, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No. 20080304000086810; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published 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, 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and 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 by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of August 3, August 10 and August 17, 2011; and

WHEREAS, on August 24, 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 and properly conducted, and Nicole Brock did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Nicole Brock was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc.; and

WHEREAS, the highest and best bid 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 \$135,598.46, which sum of money 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 the said Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc., by and through Nicole Brock, as Auctioneer conducting said sale and as Attorney-in-Fact for Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc., does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc., the following described property situated in Shelby County, Alabama, to-wit:

The following described real estate, situated in Shelby County, Alabama, to-wit: Commence at the SW corner of the SW 1/4 of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama; thence run Northwardly along the West line of said 1/4 - 1/4 for a distance of 821.75 feet to the Point of Beginning; thence continue along the last described course for a distance of 1170.90 feet; thence turn an angle to the right of 131 degrees 39 minutes 38 seconds for a distance of 507.30 feet; thence turn an angle to the left of 16 degrees 03 minutes 18 seconds for a distance of 105.00 feet; thence turn an angle to the right of 96 degrees 11 minutes 36 seconds and run Southwestwardly along the radial of a cul-de-sac for a distance of 344.46 feet to the right of way of Chestnut Circle, said point being on a cul-de-sac with a radius of 50.0 feet; thence run Westwardly along the arc of said cul-de-sac for a distance of 50.40 feet, said arc having a central angle of 57 degrees 45 minutes 04 seconds; thence leaving said cul-de-sac on a radial run for a distance of 558.10 feet to the point of beginning. According to the survey of Karl Hager, RLS #11848.

TO HAVE AND TO HOLD the above described property to Springleaf Financial



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Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc. and its successors and assigns; 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.

IN WITNESS WHEREOF, Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc. and Larry W. Riley and Angelia Marie Riley have caused this instrument to be executed by and through Nicole Brock, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Nicole Brock, as Auctioneer conducting said sale on August 24, 2011.


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

By: Nicole Brock
Nicole Brock, Attorney-in-Fact

Larry W. Riley and Angelia Marie Riley

By: Nicole Brock
Nicole Brock, The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact

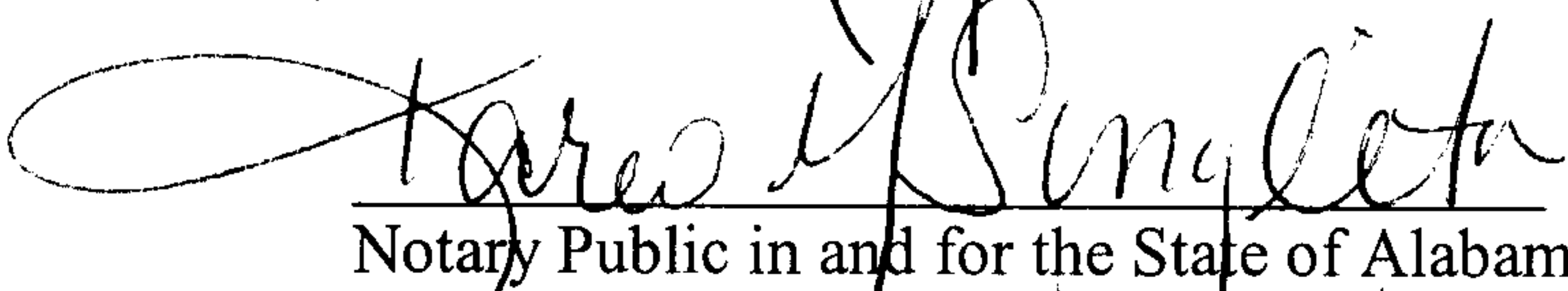
Nicole Brock
Nicole Brock, As the Auctioneer and person making said sale


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STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Nicole Brock, whose name as Attorney-in-Fact for Larry W. Riley and Angelia Marie Riley, and whose name as Attorney-in-Fact and agent for Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc.; and whose name as Auctioneer and person making said sale, 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 said conveyance, he/she, in his/her capacity as such Attorney-in-Fact and agent, and as such auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, on this 24th day of August, 2011.


Notary Public in and for the State of Alabama,
at Large

My Commission Expires: 5/12/2011



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