

FORECLOSURE DEED

20110928000287680 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
09/28/2011 02:42:43 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wits, September 15, 2000, Jay Fullerton and wife, Renee Fullerton ("Mortgagors"), executed a certain mortgage ("Mortgage") to Jim Walter Homes, Inc, said Mortgage being recorded October 24, 2000, in Book 2000 Page 36957 and re-recorded in Book 2000 Page 42615, in the Office of the Judge of Probate of Shelby County, Alabama; and subsequently transferred and assigned to Bruce L. Bisson, as Trustee for Mid State Trust X and Walter Mortgage Company, LLC, said assignments being recorded Instrument #20090701000252800 in the Probate Office of Shelby County, Alabama.

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and Bruce L. Bisson, as Trustee for Mid State Trust X and Walter Mortgage Company, LLC, as holder, did declare all of the indebtedness secured by the said Mortgage, due and payable, and said Mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said Mortgage in accordance with the terms thereof, by U.S. Mail and by publication in The Shelby County Reporter, a newspaper published in Shelby County, Alabama, in its issues of August 31, 2011; September 7, 2011; September 14, 2011 and September 21, 2011;

WHEREAS, on September 28, 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 Bruce L. Bisson, as Trustee for Mid State Trust X and Walter Mortgage Company, LLC did offer for sale and sell at public outcry, in front of the Courthouse door, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the Mortgage was the bid of Walter Mortgage Company, LLC in the amount of Seventy-Four Thousand Nine Hundred Thirteen and 75/100 (\$74,913.75) Dollars, which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to Walter Mortgage Company, LLC, as purchaser; and

WHEREAS, Richard D. Whitaker conducted said sale on behalf of Bruce L. Bisson, as Trustee for Mid State Trust X and Walter Mortgage Company, LLC as holder; and

WHEREAS, the terms of the Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchases;

NOW THEREFORE, in consideration of the premises and the payment of Seventy-Four Thousand Nine Hundred Thirteen and 75/100 (\$74,913.75) Dollars, Mortgagors, by and through Bruce L. Bisson, as Trustee for Mid State Trust X and Walter Mortgage Company, LLC as holder, do grant, bargain, sell and convey unto Walter Mortgage Company, LLC the following described real property situated in Shelby County, Alabama to wit:


See Attached Exhibit "A"


TO HAVE AND TO HOLD, the above described property unto Walter Mortgage Company, LLC, their heirs and legal representatives; 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, Bruce L. Bisson, as Trustee for Mid State Trust X and Walter Mortgage Company, LLC, as holder, has caused this instrument to be executed by and through Richard D. Whitaker, as auctioneer conducting said sale for said Mortgagee, and said Richard D. Whitaker, has hereto set his hand and seal on this the 28th day of September, 2011.

BY: Jay Fullerton and Renee Fullerton

BY: Bruce L. Bisson, as Trustee for Mid State Trust X and Walter Mortgage Company, LLC

BY: 
Richard D. Whitaker
as Attorney in Fact

BY: 
Richard D. Whitaker
as Auctioneer



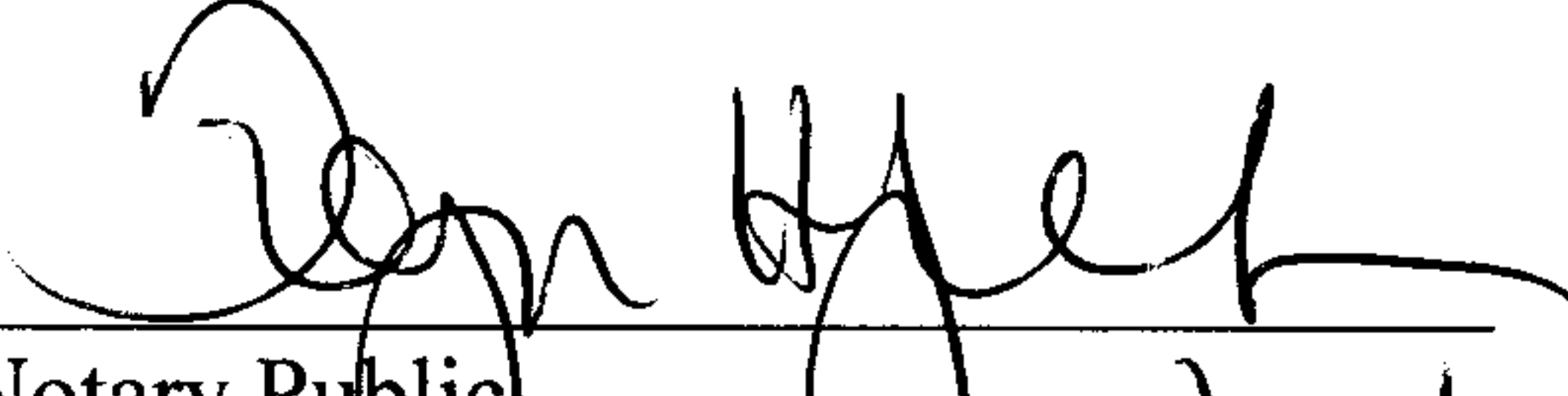
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STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Richard D. Whitaker, whose name as auctioneer and attorney in-fact for the 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 this conveyance, he in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of September, 2011.

[Notary Seal}


Notary Public
My Commission Expires 5/22/13

This instrument prepared by:
Paul K. Lavelle
YEAROUT, SPINA & LAVELLE, P.C.
1500 Urban Center Drive, Suite 450
Birmingham, Alabama 35242
(205) 298-1800
Attorneys for Mortgagee
Loan # 17133095

SEND TAX NOTICE TO:

Walter Mortgage Co
PO Box 31601
Tampa, FL 33631



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COMMENCE AT THE SW CORNER OF THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 12 EAST, THENCE RUN NORTH ALONG SAID $\frac{1}{4}$ - $\frac{1}{4}$ LINE A DISTANCE OF 542.00 FEET; THENCE TURN AN ANGLE OF 00 DEG 19' 33" LEFT AND RUN A DISTANCE OF 122.37 FEET; THENCE TURN AN ANGLE OF 00 DEG 27' 12" RIGHT AND RUN A DISTANCE OF 313.54 FEET; THENCE TURN AN ANGLE OF 85 DEG 06' 41" RIGHT AND RUN A DISTANCE OF 130.18 FEET; THENCE TURN AN ANGLE OF 24 DEG 06' 44" RIGHT AND RUN A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 256.62 FEET; THENCE TURN AN ANGLE OF 109 DEG 17' 38" LEFT AND RUN A DISTANCE OF 210.00 FEET; THENCE TURN AN ANGLE OF 84 DEG 18' 07" LEFT AND RUN A DISTANCE OF 247.69 FEET; THENCE TURN AN ANGLE OF 97 DEG 19' 36" LEFT AND RUN A DISTANCE OF 149.86 FEET TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES, MORE OR LESS.

ALSO A 30 FOOT EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES BEING 15 FOOT ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCE AT THE SW CORNER OF THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 12 EAST, THENCE RUN NORTH ALONG SAID $\frac{1}{4}$ - $\frac{1}{4}$ LINE A DISTANCE OF 542.00 FEET; THENCE TURN AN ANGLE 00 DEG 19' 33" LEFT AND RUN A DISTANCE OF 122.37 FEET; THENCE TURN AN ANGLE OF 00 DEG 27' 12" RIGHT AND RUN A DISTANCE OF 313.54 FEET; THENCE TURN AN ANGLE OF 85 DEG 06' 41" RIGHT AND RUN A DISTANCE OF 130.18 FEET; THENCE TURN AN ANGLE OF 24 DEG 06' 44" RIGHT AND RUN A DISTANCE OF 310.00 FEET; THENCE TURN AN ANGLE OF 109 DEG 17' 38" LEFT AND RUN A DISTANCE OF 210.00 FEET; THENCE TURN AN ANGLE OF 84 DEG 18' 07" LEFT AND RUN A DISTANCE OF 247.69 FEET; THENCE TURN AN ANGLE OF 97 DEG 19' 36" LEFT AND RUN A DISTANCE OF 15.12 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 97 DEG 19' 36" RIGHT AND RUN A DISTANCE OF 136.93 FEET; THENCE TURN AN ANGLE OF 17 DEG 03' 43" LEFT AND RUN A DISTANCE OF 156.84 FEET; THENCE TURN AN ANGLE OF 06 DEG 31' 26" RIGHT AND RUN A DISTANCE OF 128.90 FEET TO THE END OF SAID EASEMENT.