

FORECLOSURE DEED

20110928000287690 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
09/28/2011 02:42:44 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wits, May 17, 2006, Chris M. Haar ("Mortgagors"), executed a certain mortgage ("Mortgage") to Jim Walter Homes, Inc, said Mortgage being recorded June 15, 2006, in Instrument #20060615000284650 Page 42615, in the Office of the Judge of Probate of Shelby County, Alabama; and subsequently transferred and assigned to William J. Wade, as Trustee for Mid State Trust VII and Walter Mortgage Company, LLC, said assignments being recorded Instrument # 291 0913000270620 in the Probate Office of Shelby County, Alabama.

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and William J. Wade, as Trustee for Mid State Trust VII 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 William J. Wade, as Trustee for Mid State Trust VII 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-Three Thousand Sixty-Six and 95/100 (\$73,066.95) 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 William J. Wade, as Trustee for Mid State Trust VII 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-Three Thousand Sixty-Six and 95/100 (\$73,066.95) Dollars, Mortgagors, by and through William J. Wade, as Trustee for Mid State Trust VII 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"



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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, William J. Wade, as Trustee for Mid State Trust VII 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: Chris M. Haar

BY: William J. Wade, as Trustee for Mid
State Trust VII 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.

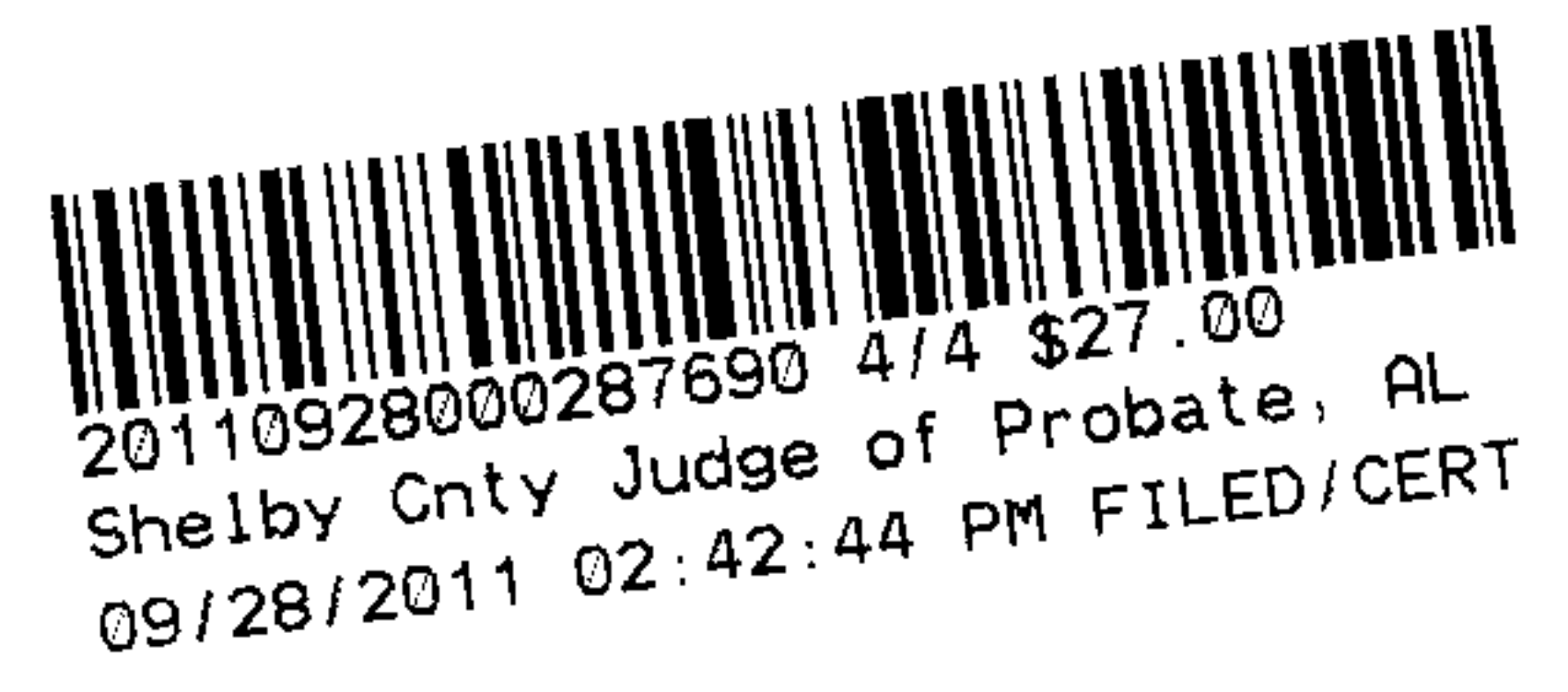
[Notary Seal}


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 # 80039262

SEND TAX NOTICE TO:

Walter Mortgage Co
PO Box 31601
Tampa, FL 33631



LOT 1, BLOCK B, ACCORDING TO THE MAP OF THE RIVER VIEW
SUBDIVISION, AS RECORDED IN MAP BOOK 4, PAGE 63, IN THE PROBATE
OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY,
ALABAMA.