


THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236-0345

  
20111031000326060 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
10/31/2011 02:37:57 PM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

### MORTGAGE FORECLOSURE DEED

**KNOW ALL MEN BY THESE PRESENTS**, that whereas, heretofore, on, to-wit: on **March 21, 2005, Sammy Austin Boggan, an unmarried man**, executed a certain mortgage on property hereinafter described to **First Educators Credit Union**, which mortgage is recorded in **Instrument Number 2005033000145020**, 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 county by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder; and

**WHEREAS**, default was made in the payment of the indebtedness secured by said mortgage, and **First Educators Credit Union**, 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 **September 28, 2011; October 05, 2011; and October 12, 2011**; and

**WHEREAS**, on **October 27<sup>th</sup>, 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 **First Educators Credit Union**, did offer for sale and sell at public outcry in front of the Courthouse door in **Columbiana, Shelby County, Alabama**, the property hereinafter described; and

**WHEREAS**, Foster D. Key was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for said **First Educators Credit Union**, and whereas **First Educators Credit Union**, was the highest bidder and best bidder, in the amount of **Seventy Nine Thousand Seven Hundred Fifty Six Dollars and 53/100 (\$79,756.53)** on the indebtedness secured by said mortgage, said **First Educators Credit Union**, by and through Foster D. Key as auctioneer conducting said sale and as attorney-in-fact for **Sammy Austin Boggan, an unmarried man**, does hereby grant, bargain, sell and convey unto **First Educators Credit Union**, the following-described property situated in **Shelby County, Alabama**, to-wit:

**The East half of the Northeast quarter of Section 21, Township 19 South, Range 1 East, lying South of Pumpkin Swamp Road, less and except the East 625.65 feet thereof as recorded in the Office of the Judge of Probate of Shelby County, Alabama.**


**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** **First Educators Credit Union**, has caused this instrument to be

executed by and through Foster D. Key as Auctioneer Conducting the Said Sale and as Attorney-in-Fact, and Foster D. Key as Auctioneer Conducting Said Sale has hereto set his hand and seal on this **27<sup>th</sup> day of October, 2011.**

**Sammy Austin Boggan, an unmarried man,**

By: *Foster D. Key*  
FOSTER D. KEY, ATTORNEY-IN-FACT

  
20111031000326060 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
10/31/2011 02:37:57 PM FILED/CERT

**First Educators Credit Union,**

By: *Foster D. Key*  
FOSTER D. KEY  
AUCTIONEER AND ATTORNEY-IN-FACT

By: *Foster D. Key*  
FOSTER D. KEY  
AUCTIONEER CONDUCTING SAID SALE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Foster D. Key, **whose name as Attorney-in-Fact for Sammy Austin Boggan, an unmarried man,** and as Auctioneer and Attorney-in-Fact for **First Educators Credit Union,** 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 **27<sup>th</sup> day of October, 2011.**

*Linda J. Neal*  
Notary Public  
My Commission expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: **Dec 6, 2011**  
\*NOTED THAT NOTARY PUBLIC STATE OF ALABAMA AT LARGE