

THE STATE OF ALABAMA)

COUNTY OF SHELBY)

20111115000345130 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
11/15/2011 03:04:50 PM FILED/CERT

WHEREAS, Gregory L and Georgia E Ashworth, a married couple, did on the 22nd day of November, 2002, execute a mortgage on the hereinafter described lands to American General Financial Services of Alabama, Inc., recorded in the Office of the Judge of Probate of SHELBY County, Alabama, in **Real Property Index 20021126000591590** also referred to as **Real Property 2002 at 591590**; and

WHEREAS, in and by the terms of said mortgage, the mortgagee, its successors and assigns, namely Southern Title Insurance Corporation as successor and assign to American General Financial Services of Alabama, Inc., or any person conducting said sale for mortgagee, were authorized and empowered to sell the hereinafter described property upon default in the payment of the principal sum secured by said mortgage and the interest thereon, at auction for cash, at the entrance of the Shelby County Courthouse, in the City of Columbiana, Alabama, after first having given notice thereof for three weeks by publication once a week in any newspaper then published in said County, and execute the property conveyance to the purchaser and further, that the auctioneer or person making the sale was empowered and directed to make and execute a deed to the purchaser in the names of the mortgagors; and

WHEREAS, there was default in the payment of the principal sum secured by said mortgage and the interest thereon and said default continuing, and after said default notice was given as required in said mortgage of the time, place and term of said sale, together with a description of said property to be sold and the purpose of such sale by publication once a week for three weeks, viz: September 21, 2011, September 28, 2011 and October 5, 2010, in The Shelby County, a newspaper or general circulation, then and now published in the County of Shelby Alabama; and

WHEREAS, pursuant to said notice, said property was offered for sale during the legal hours of sale by Paul E. Burkett, as attorney-in-fact for the mortgagors and as attorney-in-fact for said Southern Title Insurance Corporation as successor and assign to American General Financial Services of Alabama, Inc., and as auctioneer and person making the sale, at the designated place, in the City of Columbiana, Alabama, on **October 13, 2011** and at said sale, Southern Title Insurance Corporation as successor and assign to American General Financial Services of Alabama, Inc. was the highest bidder for said property at and for the sum of \$50,000.00 and said property was sold to the said Southern Title Insurance Corporation as successor and assign to American General Financial Services of Alabama, Inc., and for the sum aforesaid.

NOW THEREFORE, the premises considered, we, the Gregory L and Georgia E Ashworth and American General Financial Services of Alabama, Inc it's successors and assigns, by and through our attorney-in-fact, Paul E. Burkett, duly authorized as aforesaid, and Paul E. Burkett, as the auctioneer and person making the sale, by virtue of and in execution of the powers contained in said mortgage conveyance as aforesaid, for and in consideration of the sum of \$50,000.00 to us in hand paid by the said Southern Title Insurance Corporation as successor and assign to American General Financial Services of Alabama, Inc., the receipt of which is hereby acknowledge, *do hereby grant, bargain, sell, and convey unto the said* **Southern Title Insurance Corporation** (as successor and assign to American General Financial Services of Alabama, Inc.) the following described real estate lying and being situated in the County of Shelby, State of Alabama, to-wit:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 21, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 13 A DISTANCE OF 453.22 FEET TO A POINT; THENCE TURN 88 DEGREES 39 MINUTES 32 SECONDS LEFT AND RUN WESTERLY 270.32 FEET TO A STEEL REBAR CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 327.39 FEET TO A STEEL REBAR CORNER; THENCE TURN 90 DEGREES 04 MINUTES 07 SECONDS RIGHT AND RUN NORTHERLY 620.00 FEET TO A STEEL REBAR CORNER ON THE SOUTH MARGIN OF SHELBY COUNTY HIGHWAY NO. 26 IN A CURVE TO THE RIGHT; THENCE TURN 93 DEGREES 35 MINUTES 59 SECONDS RIGHT TO CHORD AND RUN EASTERLY ALONG THE CHORD OF SAID HIGHWAY CURVE A CHORD DISTANCE OF 314.65 FEET TO A STEEL REBAR CORNER; THENCE TURN 85 DEGREES 07 MINUTES 43 SECONDS RIGHT FROM CHORD AND RUN SOUTHERLY 600.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.51 ACRES, MORE OR LESS.

THIS SALE MADE SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS, BUILDING SET BACK LINES AND RIGHTS OF WAY OF RECORD

AND SUBJECT TO THE CERTAIN JUDGEMENT LIEN OF SHERMAN INTERNATIONAL CORPORATION, INC. IN REAL PROPERTY INDEX 20021119000577010 ALSO REFERRED TO AS REAL PROPERTY 2002 AT 77010 AS SAME IS OF RECORD IN THE PROBATE COURT OF SHELBY COUNTY WHICH JUDGMENT LIEN WAS ORDERED IN JEFFERSON COUNTY CIRCUIT COURT.

TO HAVE AND TO HOLD unto the said, Southern Title Insurance Corporation FOREVER.


IN WITNESS WHEREOF, we Gregory L and Georgia E Ashworth and Southern Title Insurance Corporation as successor and assign to American General Financial Services of Alabama, Inc. by and through our attorney-in-fact, Paul E. Burkett and the said Paul E. Burkett, as auctioneer and person making the sale, have hereunto set our hands and seals, this 13th day of October, 2011.

Gregory L. Ashworth _____ L.S.

BY: Paul E. Burkett
Paul E. Burkett, Attorney-In-Fact

Georgia E. Ashworth _____ L.S.

BY: Paul E. Burkett
Paul E. Burkett, Attorney-In-Fact


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Southern Title Insurance Corporation, as Successor in interest to American General Financial Services of Alabama, Inc.
By Eugene R. McCullough

BY: Paul E. Burkett
Paul E. Burkett, Attorney-In-Fact

Paul E. Burkett
Paul E. Burkett, Auctioneer and Person making the said Sale

THE STATE OF ALABAMA)

COUNTY OF MONTGOMERY)

I, the undersigned authority, hereby certify that Paul E. Burkett whose name as attorney-in-fact for Gregory L and Georgia E Ashworth and Southern Title Insurance Corporation as successor and assign to American General Financial Services of Alabama, Inc. and whose name as auctioneer and person making the said sale, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of this conveyance, that he, in his capacity as such attorney-in-fact for said parties, and with full authority, executed the same voluntarily for and as their act, and that he, in his capacity as such attorney-in-fact, auctioneer and person making the said sale, being informed of the contents of this conveyance and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 13th day of October, 2011.

Sherry Ann Phillips
Notary Public
My Commission Expires: 4-5-2015

PREPARED BY:
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