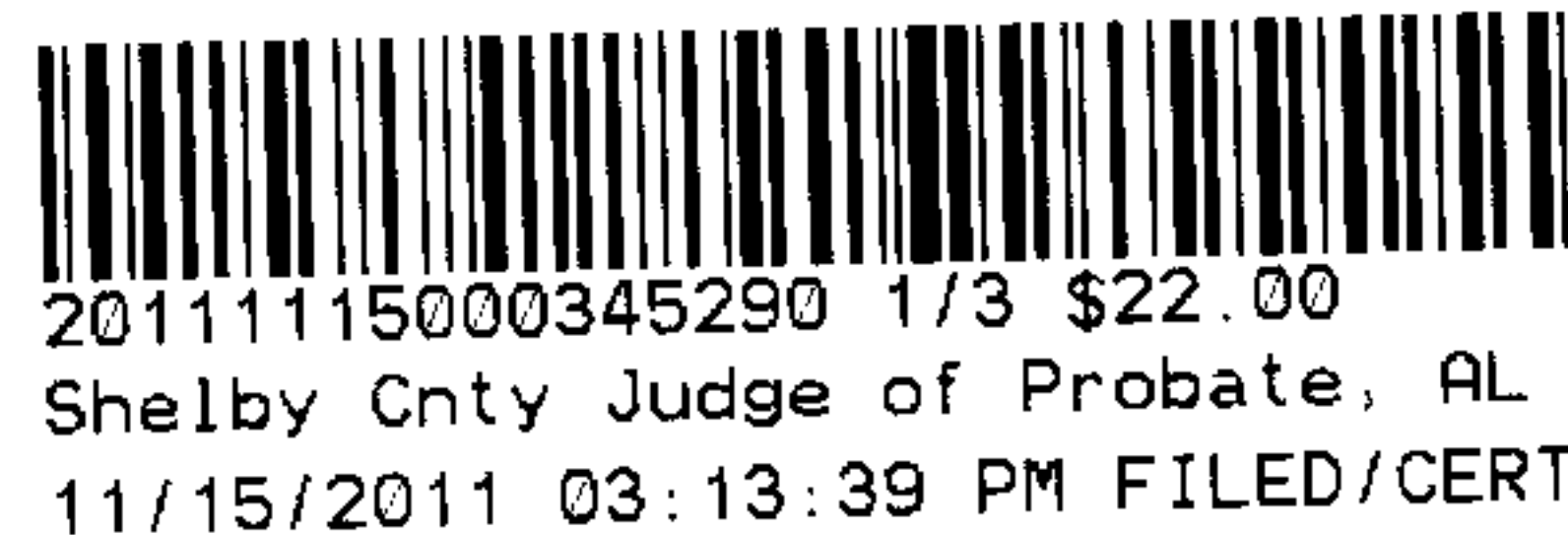


STATE OF ALABAMA
COUNTY OF SHELBY



MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on March 1, 2007, **Meredith Cobb Smith & Edward Earl Smith, wife and husband, Party of the First Part**, executed a certain mortgage to **JEFFERSON MORTGAGE & INVESTMENT, INC, party of the second part** which said mortgage is recorded in Instrument No. 20070313000112480, in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to LPP MORTGAGE, LTD; ~~Book~~ Instrument #20100221000101450, page _____ and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and LPP MORTGAGE, LTD 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 publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of 9/28, 10/5 & 10/12/11; and

WHEREAS, on October 20, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of LPP MORTGAGE, LTD in the amount of **TWO HUNDRED EIGHTY-ONE THOUSAND SEVEN HUNDRED THIRTY AND 31/100 DOLLARS (\$281,730.31)**; and said property was thereupon sold to LPP MORTGAGE, LTD; and

WHEREAS, Melvin Cowan conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and TWO HUNDRED EIGHTY-ONE THOUSAND SEVEN HUNDRED THIRTY AND 31/100 DOLLARS (\$281,730.31), on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto LPP MORTGAGE, LTD, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND (PARENT TRACT) AS DESCRIBED IN DEED BOOK 174, PAGE 182, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA AND LYING WITHIN THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 22 SOUTH RANGE 3 WEST, OF THE HUNTSVILLE PRINCIPAL MERIDIAN, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION BASED ON FIELD SURVEY MEASUREMENTS; COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19, SAID


CORNER BEING WITNESSED BY A RAILROAD SPIKE FOUND IN PLACE; RUN THENCE NORTH 57 DEG. 45' WEST FOR A DISTANCE OF 522.45 FEET; THENCE NORTH 06 DEG 26' EAST FOR A DISTANCE OF 107.15 FEET; THENCE NORTH 05 DEG. 12' EAST FOR A DISTANCE OF 385.18 FEET; THENCE NORTH 04 DEG 52' 36" EAST FOR A DISTANCE OF 606.12 FEET (NORTH 04 DEG 53' E FOR A DISTANCE OF 605.75 FEET, PER THE PARENT TRACT DESCRIPTION) TO A 1-3/4" PIPE FOUND IN PLACE AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED (ALSO BEING THE POINT OF BEGINNING OF THE ABOVE DESCRIBED PARENT TRACT); THENCE ALONG THE EAST BOUNDARY OF SAID PARENT TRACT FOR THE FOLLOWING THREE COURSES: (1) NORTH 05 DEG 08'52" WEST FOR A DISTANCE OF 348.51 FEET TO A 1-3/4" PIPE FOUND IN PLACE; (2) NORTH 05 DEG 00'09" WEST FOR A DISTANCE OF 289.33 FEET TO A 5/8" REBAR FOUND IN PLACE; (3) NORTH 05 DEG 51'01" WEST FOR A DISTANCE OF 96.42 FEET, MORE OF LESS, TO THE CENTERLINE OF DAVIS CREEK, AND THE SOUTHERLY BOUNDARY OF THAT CERTAIN TRACT OF LAND CONVEYED BY EDWARD G. MAHAFFEY (SIC) AND WIFE, MARY LEE MAHAFFEY TO LOIS ALBERTA ACKERLEY ("ACKERLEY TRACT") IN THE CERTAIN WARRANTY DEED RECORDED IN BOOK 216 PAGE 842, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE MEANDER IN A WESTERLY AND NORTHERLY DIRECTION ALONG THE CENTERLINE OF SAID DAVIS CREEK, ALSO BEING THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID ACKERLEY TRACT, AS APPROXIMATED BY THE FOLLOWING EIGHT COURSES; (1) NORTH 52 DEG 13'22" WEST FOR A DISTANCE OF 125.62 FEET; (2) NORTH 57 DEG 48'40" SECONDS WEST FOR A DISTANCE OF 104.69 FEET; (3) NORTH 26 DEG 38'55" WEST FOR A DISTANCE OF 86.09 FEET; (4) NORTH 28 DEG 14'29" EAST FOR A DISTANCE OF 111.68 FEET; (5) NORTH 48 DEG 27'50" WEST FOR A DISTANCE OF 57.93 FEET; (6) NORTH 38 DEG 53'16" WEST FOR A DISTANCE OF 50.79 FEET; (7) NORTH 22 DEG 26'24" WEST FOR A DISTANCE OF 85.28 FEET; (8) NORTH 14 DEG 10'32" WEST FOR A DISTANCE OF 58.67 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 10 (FORMERLY MONTEVALLO-ALDRICH ROAD); THENCE SOUTH 87 DEG 31'00" WEST (BASIS OF BEARINGS) ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 349.80 FEET, MORE OR LESS, TO A 5/8" REBAR FOUND IN A PLACE AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL TRACT; THENCE SOUTH 04 DEG 55'18" EAST ALONG THE WEST BOUNDARY OF SAID PARENT TRACT FOR A DISTANCE OF 1236.42 FEET TO A 1-3/4" PIPE FOUND IN PLACE AT THE SOUTHWEST CORNER OF SAID PARENT TRACT; THENCE SOUTH 89 DEG 26'16" EAST ALONG THE SOUTH BOUNDARY OF SAID PARENT TRACT FOR A DISTANCE OF 605.58 FEET, TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: Instrument # 20031223000823910

TO HAVE AND TO HOLD the above described property unto LPP MORTGAGE, LTD, its successors and assigns forever; 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; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Meredith Cobb Smith & Edward Earl Smith, wife and husband and LPP MORTGAGE, LTD

have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 20th day of October, 2011.


 20111115000345290 2/3 \$22.00
 Shelby Cnty Judge of Probate, AL
 11/15/2011 03:13:39 PM FILED/CERT

BY: Melvin R Cowan
AS: Auctioneer and Attorney-in-fact

FILE NO.: 559.J1101592AL/L

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Melvin Cowan, whose name as attorney-in-fact and auctioneer for Meredith Cobb Smith & Edward Earl Smith, wife and husband and LPP MORTGAGE, LTD

, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of October, 2011.

Melody B. Davis
NOTARY PUBLIC
My Commission Expires: 7/29/15


Grantee Name / Send tax notice to:

ATTN:

Cenlar

P.O. Box 77409

Ewing, NJ 08628


20111115000345290 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/15/2011 03:13:39 PM FILED/CERT