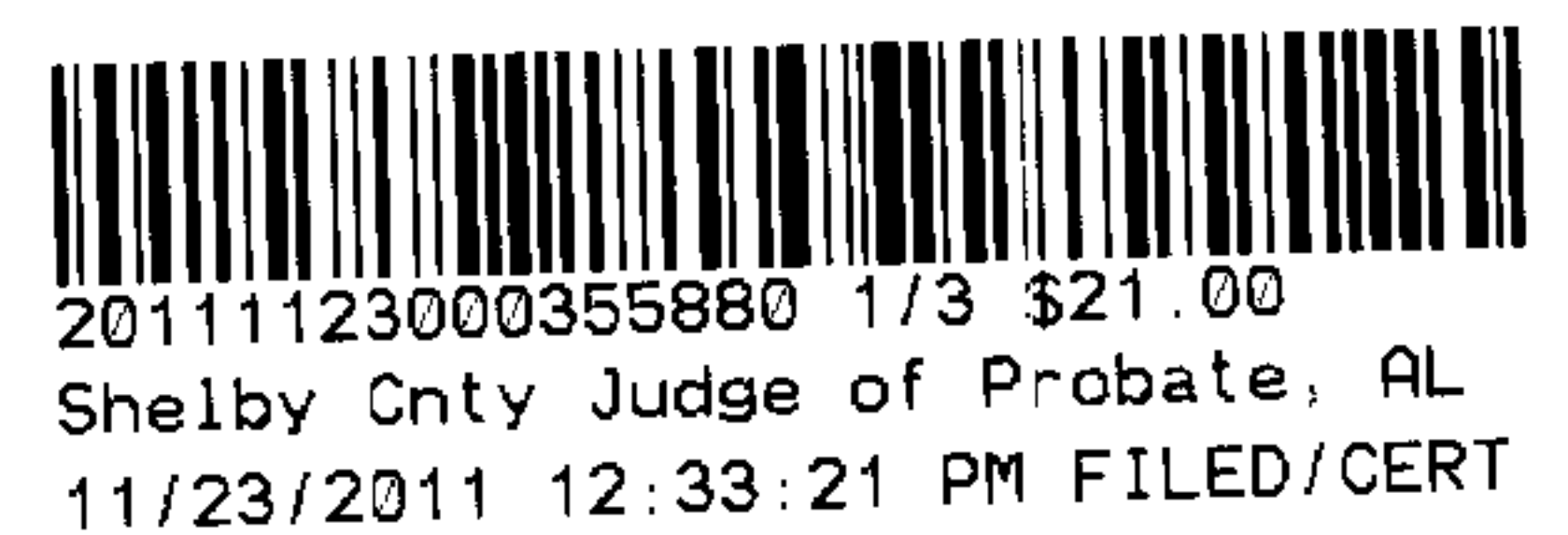


STATE OF ALABAMA

COUNTY OF SHELBY

**MORTGAGE FORECLOSURE DEED**



**WHEREAS**, on the July 31, 2007, **Jeff Mills, Mortgagor(s), and Party of the First Part**, executed a certain mortgage to Ark-La-Tex Financial Services, LLC, Incorporated, which said mortgage is recorded in Instrument No. 20070807000367060, in the Office of the Judge of Probate of Shelby County, Alabama. Said Mortgage was transferred and assigned, and the debt thereby secured to **Bayview Loan Servicing, LLC, Party of the Second Part**, by assignment recorded in Instrument No. 20071207000556630 of said records in the Office of the Judge of Probate of Shelby, Alabama; and

**WHEREAS**, default was made in the payment of the indebtedness so secured by the aforesaid mortgage, and the said Bayview Loan Servicing, LLC as transferee, 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 of general interest and circulation published in Shelby County, Alabama in its issues of 10/5/11, 10/12/11 and 10/19/11; and

**WHEREAS**, on October 25, 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 the person conducting the sale on behalf of the mortgage did offer for sale on behalf of the mortgagee and sell at 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 **Bayview Loan Servicing, LLC**, as transferee, in the amount of **THREE HUNDRED EIGHTY-FOUR THOUSAND FIVE HUNDRED and 00/100 Dollars (\$384,500.00)** which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Bayview Loan Servicing, LLC; and

**WHEREAS**, Dennis O. Williamson, Esq. 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 authorizes the person conducting the said sale to execute to the purchaser at said sale a deed to the property so purchased;

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT:**

For and in consideration of the premises and the credit of **THREEHUNDRED EIGHTY-FOUR THOUSAND FIVE HUNDRED and 00/100 Dollars (\$384,500.00)**, on the indebtedness secured by said mortgage, the parties of the First Part and the Parties 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 **Bayview Loan Servicing, LLC**, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to wit:

**\*\*\*Legal\*\*\***

**TO HAVE AND TO HOLD**, the above described property unto the said Bayview Loan Servicing, LLC, its successors and assigns forever; subject, however to the statutory right of redemption on the part of those entitled to redeem as proved 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, the said **Jeff Mills, Mortgagors, and Party of the First Part, and Bayview Loan Servicing, LLC, as Party of the Second Part**, have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 4<sup>th</sup> day of November, 2011.

Bayview Loan Servicing, LLC, a Delaware  
Limited Liability Company

By: [Signature]  
**Dennis O. Williamson,**  
Auctioneer, Agent, and Attorney-in-Fact

Jeff Mills,  
Mortgagor(s)

By: [Signature]  
**Dennis O. Williamson, Attorney-in-Fact**

STATE OF ALABAMA           )  
  )  
COUNTY OF TUSCALOOSA   )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Dennis O. Williamson**, whose name as attorney-in-fact, auctioneer, and agent conducting the mortgage foreclosure sale for **Jeff Mills and Bayview Loan Servicing, LLC**, 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, auctioneer, and agent, executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 4<sup>th</sup> day of November, 2011.

[Signature]  
**NOTARY PUBLIC**  
My Commission Expires: 4/4/2012

**THIS INSTRUMENT PREPARED BY:**

Dennis O. Williamson  
The Callins Law Firm, LLC  
101 Marietta Street, Suite 1030  
Atlanta, GA 30303  
(404) 681-5826



  
20111123000355880 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
11/23/2011 12:33:21 PM FILED/CERT

## **EXHIBIT A**

### **Parcel I**

Commence at the Southwest corner of Section 11, Township 21 South, Range 3 West, Alabaster, Shelby County, Alabama, and run thence easterly along the South line of said Section 11, a distance of 1,726.82 feet to a point; thence turn 70 degrees 45 minutes 20 seconds to the left and run northerly 208.85 feet to a steel rebar corner and the point of beginning of the property being described; thence turn 00 degrees 07 minutes 23 seconds to the left and continue northerly 124.85 feet to a steel rebar corner, said point also being the Southeast corner of the "Jeff D. McConathy" tract as described in Inst. #1994-13491; thence turn 84 degrees 33 minutes 48 seconds to the left and run Westerly 210.00 feet to a steel rebar corner on the Easterly right of way line of Alabama Highway 119; thence turn 90 degrees 13 minutes 43 seconds to the left and run Southerly along said right of way line of said highway 150.04 feet to a steel rebar corner; thence turn 96 degrees 23 minutes 08 seconds to the left and run Easterly 222.68 feet to the point of beginning.

Less and except any portion of the above property conveyed to the State of Alabama by deed recorded in Inst. #2001-11295.

### **Parcel II**

Commence at the SW corner of Section 11, Township 21 South, Range 3 West, and run thence easterly along the south line of said Section a distance of 1,726.82 feet to a point; thence North 19 degrees 14 minutes 40 seconds East a distance of 208.85 feet to a point; thence South 74 degrees 14 minutes 40 seconds East a distance of 87.97 feet to a point; thence North 20 degrees 15 minutes 22 seconds East a distance of 111.74 feet to a point; thence North 24 degrees 49 minutes 26 seconds East a distance of 210.00 feet to a point; thence North 65 degrees 10 minutes 34 seconds West a distance of 23.94 feet to a point; thence South 24 degrees 49 minutes 26 seconds West a distance of 210.00 feet to a point; thence North 65 degrees 09 minutes 14 seconds West a distance of 59.85 feet to the point of beginning; thence North 24 degrees 47 minutes 23 seconds East a distance of 4.84 feet to a point; thence North 64 degrees 40 minutes 54 seconds West a distance of 74.51 feet to a point; thence South 26 degrees 04 minutes 05 seconds West a distance of 5.40 feet to a point; thence South 65 degrees 06 minutes 55 seconds East a distance of 74.63 feet to the point of beginning containing 381.76 square feet

All being situated in Shelby County, Alabama.