

This Instrument Prepared By:

Jerry C. Oldshue, Jr.
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(205) 344-5000

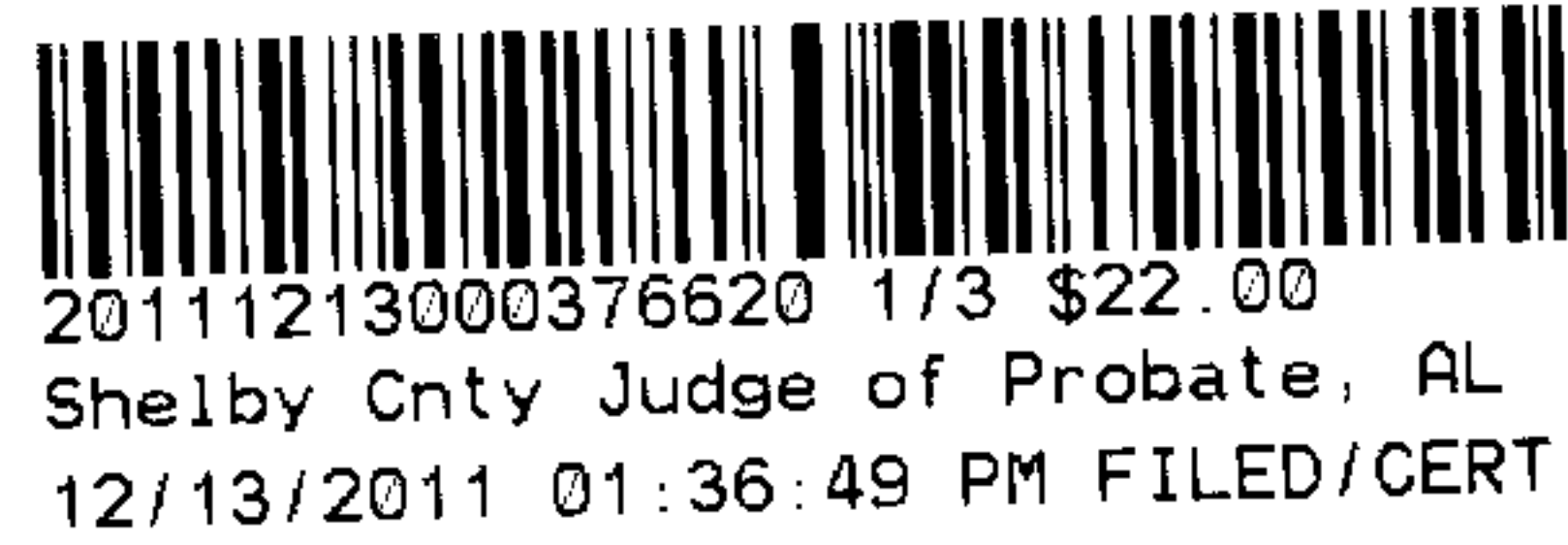
STATE OF ALABAMA

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COUNTY OF SHELBY

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MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS That, whereas: On the 15th day of February 2007, MIKE LEE AKA MICHAEL LEE, a single man, executed a certain mortgage on the property hereinafter described to VANDERBILT MORTGAGE AND FINANCE, INC., which said mortgage is recorded in Instrument #20070228000091410 in the office of the Probate Judge of Shelby County, Alabama; and, said mortgage was subsequently assumed by CHARLES TOTTEN, the grantee in that certain Warranty Deed which appears of record in said office in Inst #20100506000142040; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in 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 published in said City by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said VANDERBILT MORTGAGE AND FINANCE, INC., did declare all of the indebtedness secured by 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 by publication in the *Shelby County Reporter*, a newspaper published in Shelby County, Alabama, in its issues of November 16, November 23 and November 30, 2011; and

WHEREAS, on December 6, 2011, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, the foreclosure was duly and properly conducted, and VANDERBILT MORTGAGE AND FINANCE, INC., did offer for sale and sell at public outcry in front of the main entrance of the Courthouse in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, MICHAEL EIDSON was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said VANDERBILT MORTGAGE AND FINANCE, INC.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of VANDERBILT MORTGAGE AND FINANCE, INC., in the amount of Thirty-Three Thousand Seven Hundred Fifty and 00/100 (\$33,750.00) Dollars, which sum of money VANDERBILT MORTGAGE AND FINANCE, INC., offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to VANDERBILT MORTGAGE AND FINANCE, INC.

NOW THEREFORE, in consideration of the premises and of a credit in the amount of Thirty-Three Thousand Seven Hundred Fifty and 00/100 (\$33,750.00) Dollars on the indebtedness secured by said mortgage, the said VANDERBILT MORTGAGE AND FINANCE, INC., by and through MICHAEL EIDSON, as Auctioneer conducting said sale as attorney in fact for VANDERBILT MORTGAGE AND FINANCE, INC., and the said MICHAEL EIDSON, as the Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said VANDERBILT MORTGAGE AND FINANCE, INC., the following described real property situated in Shelby County, Alabama, to wit:

Commence at the Northeast corner of Lot 9, Lay Lake Farm Estates as recorded in Map Book 9, Page 178, in the office of the Judge of Probate, Shelby County, Alabama; thence run South along the East line of Lot 9 for 656.19 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for 218.75 feet; thence turn an angle to the right of 106 degrees, 28 minutes, 04 seconds and run Northwest for 239.09 feet; thence turn an angle to the right of 72 degrees, 43 minutes, 04 seconds and run North along the West line of Lot 9 for 156.25 feet; thence turn an angle to the right of 92 degrees, 06 minutes, 58 seconds and run East for 231.56 feet to the point of beginning. Contains 0.9907 acre.

INCLUDING a security interest in one (1) 2006 Clayton manufactured home, Serial No. CLA055057TN.

TO HAVE AND TO HOLD the above described property unto VANDERBILT MORTGAGE AND FINANCE, INC., its successors and assigns forever; subject, however, to

any easements, encumbrances, liens and exceptions reflected in the records of the office of the Probate Judge, and to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama. This property is conveyed "AS IS, WHERE IS" without warranty or recourse, expressed or implied, as to title or use and enjoyment.

IN WITNESS WHEREOF, VANDERBILT MORTGAGE AND FINANCE, INC., has caused this instrument to be executed by and through MICHAEL EIDSON, as Auctioneer conducting said sale, who has hereunto set his hand and seal on this the 6th day of December 2011.



MICHAEL EIDSON
Auctioneer and Attorney in Fact for
VANDERBILT MORTGAGE AND FINANCE, INC.

STATE OF ALABAMA

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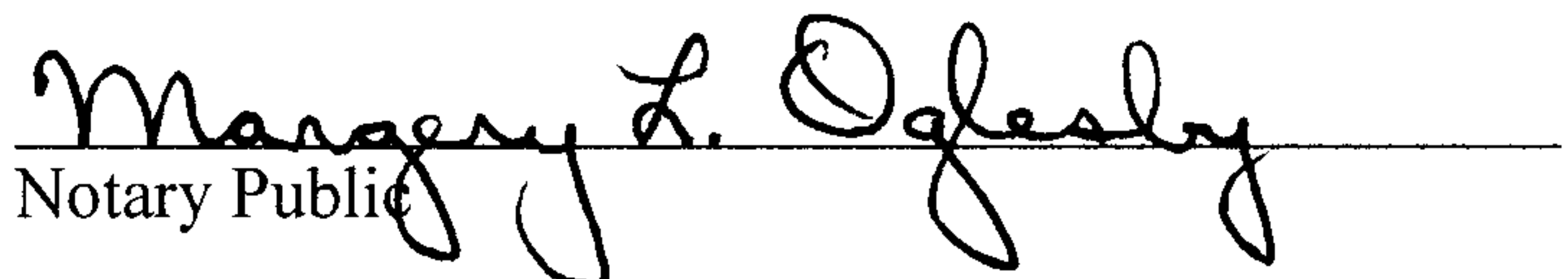
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COUNTY OF TUSCALOOSA

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I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that MICHAEL EIDSON, whose name as Auctioneer and Attorney in Fact for VANDERBILT MORTGAGE AND FINANCE, INC., 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 the conveyance, he, in his capacity as said Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of December 2011.


Notary Public

My Commission Expires:

08/04/2015

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SEND ALL TAX NOTICES TO:

VANDERBILT MORTGAGE AND FINANCE, INC.
P.O. Box 9800
Maryville, TN 37802