

STATE OF ALABAMA       §  
                                  §  
SHELBY COUNTY       §

**MORTGAGE FORECLOSURE DEED**

WHEREAS, **STEVEN D. JONES AND WIFE, ANGELA JONES**, did on the 29<sup>th</sup> day of May, 2009, execute a certain mortgage to Coosa Pines Federal Credit Union, to secure the indebtedness therein set out and mentioned, said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, in INSTRUMENT NUMBER 20090619000237550, said mortgage covering the lands herein described and the indebtedness thereby secured being due the said Coosa Pines Federal Credit Union, and,

WHEREAS, there is a provision and condition in said mortgage that if said mortgagors shall fail to pay said indebtedness when the same falls due then the mortgagee shall be authorized to take possession of the premises and, after giving notice of the time, place and terms of sale, together with a description of the property described in said mortgage by advertising same once a week for three (3) consecutive weeks in a newspaper circulated in Shelby County, Alabama, either in person or by an agent or attorney, to sell said property at public outcry to the highest bidder for cash, said sale to be held at the courthouse doors of said County; and,

WHEREAS, **STEVEN D. JONES AND WIFE, ANGELA JONES**, did default in the payment of the indebtedness secured by said mortgage and,

WHEREAS, said mortgagee, Coosa Pines Federal Credit Union, the owner of said mortgage and the indebtedness secured thereby, did advertise same by publishing notice of foreclosure, said advertisement having been published in the The Shelby County Reporter newspaper on December 21, 2011, December 28, 2011 and January

4, 2012, each of the publications giving notice of the time, place and terms of said sale together with a description of the property. Said publications being shown by the affidavits which are attached to this mortgage foreclosure deed, and,

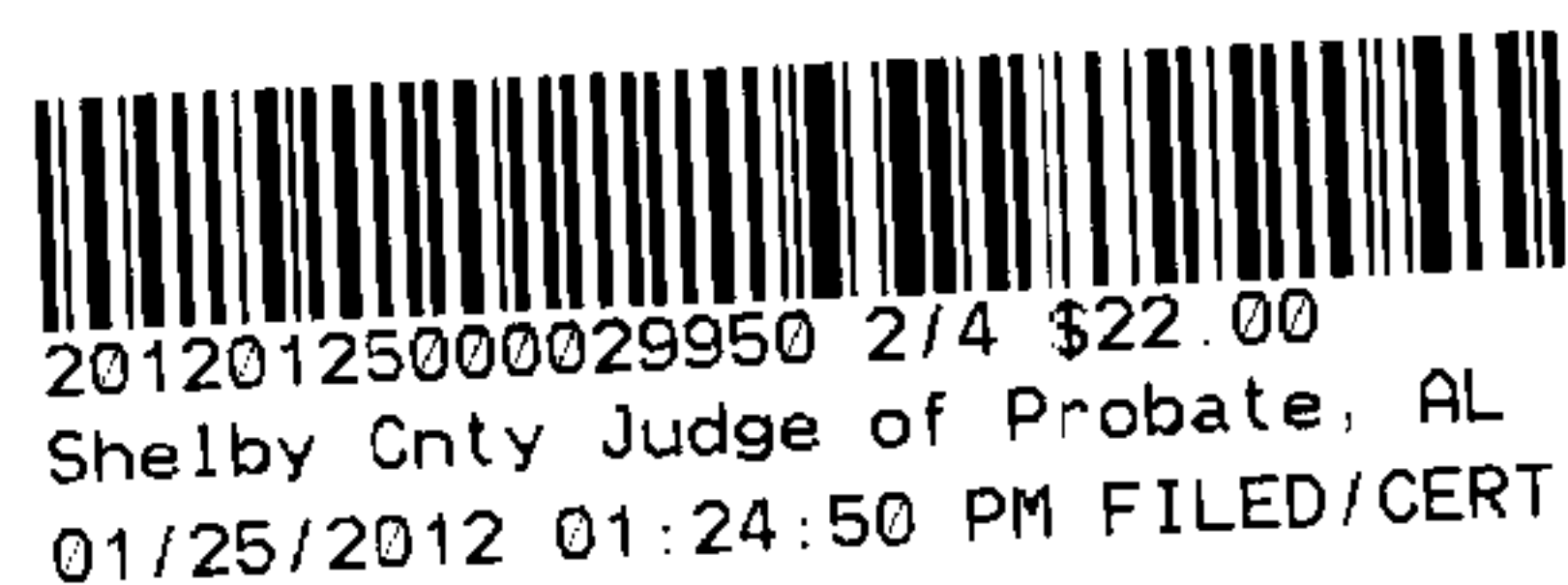
WHEREAS, said property was offered for sale in front of the Shelby County Courthouse in the City of Columbiana, Shelby County, Alabama, at 1:20 o'clock on January 25, 2012, the said hour and date being within the legal hours of the sale as stated in said notices, and,

WHEREAS, at said sale Coosa Pines Federal Credit Union, made the highest, last and best bid for cash for said property;

THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that I, Barry D. Vaughn of Proctor & Vaughn, LLC, as attorney for said owners of said mortgage and as auctioneer of said sale under and by virtue of the powers conferred upon me under the terms and conditions contained in said mortgage by and on behalf of the said owners of said mortgage and as auctioneer for and in consideration of Eleven Eleven Thousand Three Hundred Ninety Seven Dollars and 59/100 (\$11,397.59) to me in hand paid by Coosa Pines Federal Credit Union, the receipt whereof is hereby acknowledged, I have granted, bargained and sold and by these presents do grant, bargain, sell and convey unto the said Coosa Pines Federal Credit Union, the following described real estate and all of the rights, title and interest owned by the said Steven D. Jones and wife, Angela Jones, in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 96A, according to the Survey of A Subdivision for Single Family Residences, a Resurvey of Lots 3, 19, 20, 21, 22, 23, 24, 93, 96, 97, 98, 99, 100, 101, 102, 103, 104 and 105, Bulley Creek Farm Development, 1<sup>st</sup> Sector, and acreage, as recorded in Map Book 40, Page 146, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above granted premises unto the said Coosa Pines Federal Credit Union, it's successors and assigns, forever.





IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the  
25<sup>th</sup> day of January, 2012.

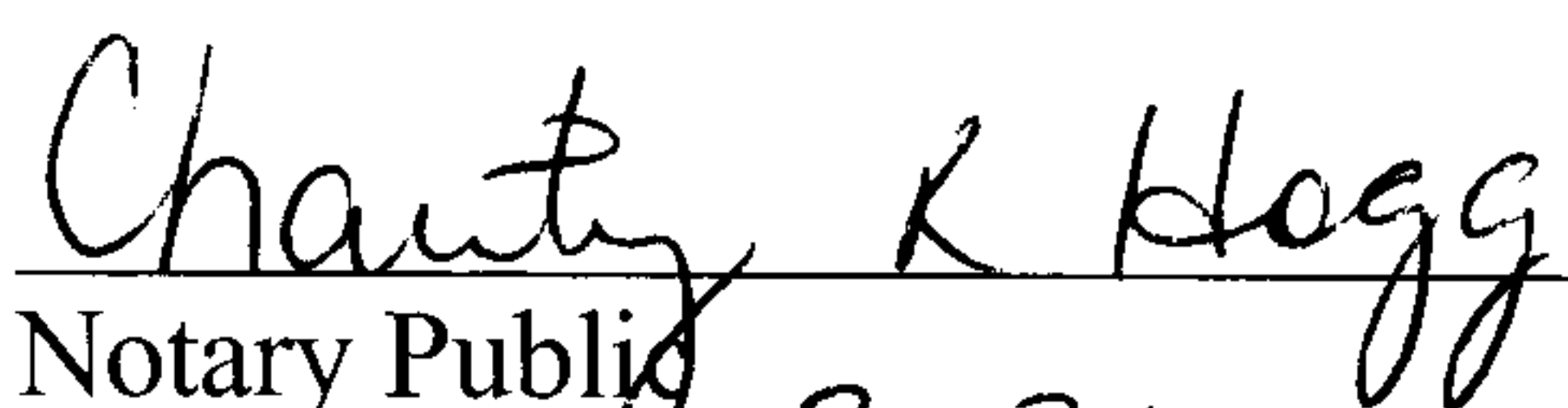
Coosa Pines Federal Credit Union

BY:   
Barry D. Vaughn, Auctioneer

STATE OF ALABAMA     §  
                                   §  
SHELBY COUNTY         §

I, the undersigned authority in and for said County in said State, hereby certify that Barry D. Vaughn, whose name is signed, as Attorney for Mortgagee and as Auctioneer and as Attorney-in-Fact for Mortgagors, to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, he, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25<sup>th</sup> day of January, 2012.

  
Notary Public 3-31-2012

THIS INSTRUMENT PREPARED BY:  
PROCTOR & VAUGHN, LLC  
Post Office Box 2129  
Sylacauga, Alabama 35150  
File Number 45.2780

# Publisher's Certificate of Publication

## STATE OF ALABAMA SHELBY COUNTY

Personally appeared before me,  
the undersigned Notary Public, in  
and for said state and county,  
**Tim Prince**, who, being duly  
sworn according to the law  
deposes and says that he is  
Publisher of the *Shelby County  
Reporter*, a newspaper published  
in said county, and the publication  
of a certain notice, a true copy of  
which is hereto affixed, has been  
made in said newspaper 3  
week(s) consecutively, to-wit in  
issues thereof dated as follows:

21 day of December, 2012

28 day of December, 2012

4 day of January, 2012

\_\_\_\_ day of \_\_\_\_\_, 2012



Publisher, *Shelby County Reporter*

Sworn to and subscribed before  
me this 24 day of

January, 2012.

Mary Jo Esbridge

Notary Public,  
State of Alabama at large

My commission expires 04-13-2014



20120125000029950 4/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
01/25/2012 01:24:50 PM FILED/CERT

### LEGAL NOTICE

STATE OF ALABAMA  
COUNTY OF SHELBY

### NOTICE OF MORTGAGE FORECLOSURE SALE

WHEREAS, Default having been made in the making of payments when due, being condition broken, under that mortgage executed by STEVEN D. JONES AND WIFE, ANGELA JONES, in favor of COOSA PINES FEDERAL CREDIT UNION, on May 29, 2009, which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20090619000237550, and to which reference is made for its provisions, notice is hereby given for thirty (30) days by publication once a week for three (3) consecutive weeks in The Shelby County Reporter, a newspaper published and circulated in Shelby County, Alabama, the County where the mortgaged lands are situated by publication on December 21, 2011, December 28, 2011 and January 4, 2012, that we will sell to the highest bidder for cash, in accordance with this Mortgage, by public auction at the door of the Courthouse of Shelby County, Alabama, at Talladega, Alabama, between the hours of 11:00 a.m. and 4:00 p.m. on January 25, 2012, as attorneys and auctioneers for Coosa Pines Federal Credit Union, owners of this mortgage, the following described real estate, situated in Shelby County, Alabama:

Lot 96A, according to the Survey of A Subdivision for Single Family Residences, a Resurvey of Lots 3, 19, 20, 21, 22, 23, 24, 93, 96, 97, 98, 99, 100, 101, 102, 103, 104 and 105, Bulley Creek Farm Development, 1st Sector, and acreage, as recorded in Map Book 40, Page 146, in the Probate Office of Shelby County, Alabama.

Said sale is made for the purpose of foreclosing of said mortgage, paying the mortgage debt, the costs and expenses of foreclosure, including a reasonable attorney's fee.

Mortgagee reserves the right to bid on the subject property. Said mortgage is a first mortgage and is not junior to another mortgage of record. Said sale is also subject to unpaid taxes or assessments whether of record or not.

PROCTOR & VAUGHN, LLC

Barry D. Vaughn  
Post Office Box 2129  
Sylacauga, Alabama 35150  
Telephone: (256) 249-8527

Shelby County Reporter  
Dec. 21, 28, 2011, and Jan. 4,  
2012

FC/JONES, STEVEN D.