


THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
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20120307000080200 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
03/07/2012 10:19:38 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: on **February 29, 2008**, **Adney F. Casey and spouse Paige Casey**, executed a certain mortgage on property hereinafter described to **Mutual Savings Credit Union**, which mortgage is recorded in **Instrument Number 20080314000107190, Record of Mortgages, in the Office of the Judge of Probate of Shelby County, Alabama**; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in the 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 publishing in said county by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and **Mutual Savings Credit Union**, did declare all of the indebtedness secured by 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 of general circulation published in **Shelby County, Alabama**, in its issues of **January 25, 2012; February 01, 2012; and February 08, 2012**; and

WHEREAS, on **February 22nd, 2012**, the day on which the foreclosure was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly conducted and **Mutual Savings Credit Union**, did offer for sale and sell at public outcry in front of the Courthouse door in **Columbiana, Shelby County, Alabama**, the property hereinafter described; and

WHEREAS, Foster D. Key was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for said **Mutual Savings Credit Union**, and whereas **Mutual Savings Credit Union**, was the highest bidder and best bidder, in the amount of **One Hundred One Thousand Six Hundred Sixty Five Dollars and 85/100 (\$101,665.85)** on the indebtedness secured by said mortgage, said **Mutual Savings Credit Union**, by and through Foster D. Key as auctioneer conducting said sale **and as attorney-in-fact for Adney F. Case and spouse Paige Case**, does hereby grant, bargain, sell and convey unto **Mutual Savings Credit Union**, the following-described property situated in **Shelby County, Alabama**, to-wit:

Lot 158, according to the Survey of Highland Lakes, 1st Sector, an Eddleman Community, as recorded in Map Book 18 page 37 A, B, C, D, E, F & G, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, Residential Subdivision, recorded as Inst. #1994-07111 and amended in Inst. No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions

for Highland Lakes, a Residential Subdivision, 1st Sector, recorded as Inst. #1994-07112 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

TO HAVE AND TO HOLD the above-described property unto its heirs and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

IN WITNESS WHEREOF, Mutual Savings Credit Union, has caused this instrument to be executed by and through Foster D. Key as Auctioneer Conducting the Said Sale and as Attorney-in-Fact, and Foster D. Key as Auctioneer Conducting Said Sale has hereto set his hand and seal on this **22nd day of February, 2012**.

Adney F. Casey and spouse Paige Casey,

By: *Foster D. Key*
FOSTER D. KEY, ATTORNEY-IN-FACT

Mutual Savings Credit Union,

By: *Foster D. Key*
FOSTER D. KEY
AUCTIONEER AND ATTORNEY-IN-FACT


By: *Foster D. Key*
FOSTER D. KEY
AUCTIONEER CONDUCTING SAID SALE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Foster D. Key, **whose name as Attorney-in-Fact for Adney F. Case and spouse Paige Casey**, and as Auctioneer and Attorney-in-Fact for **Mutual Savings Credit Union**, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this **22nd day of February, 2012**.

Brandi Pham
Notary Public
My Commission expires: 02/13/13


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