


This Instrument Prepared by:  
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2311 Highland Avenue South  
Birmingham, Alabama 35203  
(205) 930-5132

  
20120307000080970 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
03/07/2012 03:15:21 PM FILED/CERT

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA        )  
                                     :  
SHELBY COUNTY            )

KNOW ALL MEN BY THESE PRESENTS: That Jim W. Bailey, a single man ("Mortgagor") did on, to-wit, November 16, 2007, execute a Real Estate Mortgage and Security Agreement in favor of First Commercial, a division of Synovus Bank, as successor in interest by merger with First Commercial Bank ("First Commercial" or "Mortgagee"), which instrument was filed for record on November 28, 2007, in Document No. 20071128000540870 in the Office of the Judge of Probate of Shelby County, Alabama (the "Recording Office"), and which instrument was amended by instrument dated October 10, 2010, and filed for record on November 1, 2010, in Document No. 20101101000364890, and corrected by Scrivener's Affidavit of Rebecca A. Burbank dated March 7, 2012, and filed for record on March 7, 2012, in the Recording Office (as so amended and corrected, the "Mortgage"); and

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage and said Mortgagee did declare all of the indebtedness secured by said Mortgage due and payable 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 published in Shelby County, Alabama, in its issues of February 15, 2012, February 22, 2012, and February 29, 2012; and

WHEREAS, on March 7, 2012, 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 Mortgagee did offer for sale and did sell at public outcry in front of the main entrance of the Shelby County, Alabama Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned Mortgage was the bid of the Mortgagee in the amount of One Hundred Thirty-Three Thousand Seventeen and 08/100 Dollars (\$133,017.08), which sum the said Mortgagee offered to credit on the indebtedness secured by said Mortgage, and said property was thereupon sold to the said Mortgagee; and

WHEREAS, said Mortgage expressly authorized the Mortgagee to bid at the sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property purchased.

NOW, THEREFORE, in consideration of the premises and a credit of One Hundred Thirty-Three Thousand Seventeen and 08/100 Dollars (\$133,017.08) on the indebtedness secured by said Mortgage, the said Mortgagee, acting by and through Crystal H. Holmes, as Auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto First Commercial, a division of Synovus Bank, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the NW 1/4 of the SE 1/4, Section 6, Township 24 North, Range 13 East, being a 2-inch capped iron pipe found in place; thence proceed northerly along the East boundary of said 1/4 - 1/4 section for 377.17 feet to the point of beginning; thence continue along the last described course 565.35 feet; thence turn 90 degrees 45 minutes 26 seconds left and run westerly for 1258.47 feet to a point on the East right of way line of Shelby County Highway 89; thence turn left 76 degrees 10 minutes 19 seconds and run southerly along said East right of way line along a curve to the left, having a radius of 1479.8 feet and a central angle of 14 degrees 17 minutes 16 seconds for an arc distance of 369.02 feet to the end of said curve; thence continue along said right of way along a tangent section for 200 feet; thence turn left 89 degrees 33 minutes 06 seconds and run easterly for 1292.23 feet to the point of beginning. Said parcel of land is lying in the NW 1/4 of the SE 1/4, Section 6, Township 24 North, Range 13 East. Situated in Shelby County, Alabama.

**NOW KNOWN AS:**

Lots 1, 2, 3, and 4, according to the Survey of Bailey's Addition to Roberta, as recorded in Map Book 38, Page 70, in the Probate Office of Shelby County, Alabama.

Together with all rights, privileges, easements, tenements, interests, improvements, and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described.

TO HAVE AND TO HOLD the above-described property unto the said First Commercial, a division of Synovus Bank, its successors and assigns, forever; subject, however to any and all prior liens and encumbrances, the rights of way, easements and restrictions of record in the Office of the Judge of Probate of Shelby County, Alabama, existing assessments, the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Mortgagee has caused this instrument to be executed by Crystal H. Holmes, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Crystal H. Holmes has executed this instrument in her capacity as such Auctioneer on the 7th day of March, 2012.

FIRST COMMERCIAL,  
A DIVISION OF SYNOVUS BANK  
Mortgagee or Transferee of Mortgagee

By: Crystal H. Holmes  
Crystal H. Holmes, as Auctioneer and the person  
conducting said sale for the Mortgagee or Transferee of  
Mortgagee

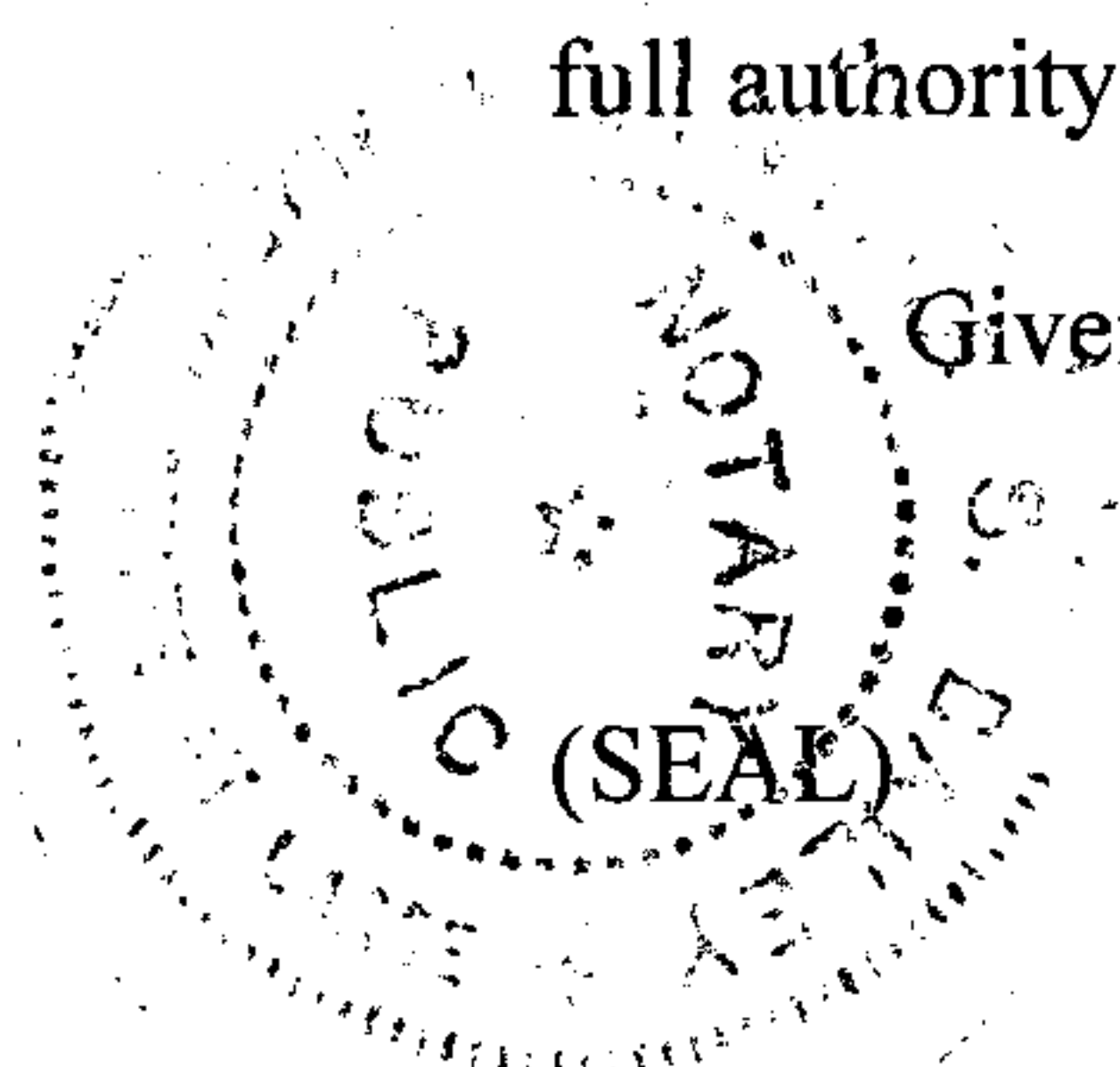


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STATE OF ALABAMA           )  
COUNTY OF JEFFERSON    )

I, Cynthia S. Bailey, a Notary Public in and for said State and County, hereby certify that Crystal H. Holmes, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, 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, she, in her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and with full authority, executed said conveyance voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of March, 2012.



*Cynthia S. Bailey*  
NOTARY PUBLIC  
My Commission Expires: MY COMMISSION EXPIRES JANUARY 24, 2016

GRANTEE'S ADDRESS:

First Commercial, a division of Synovus Bank  
800 Shades Creek Parkway  
Birmingham, Alabama 35209