

STATE OF ALABAMA       )  
:  
SHELBY COUNTY        )

This Instrument Prepared by:

Guy V. Martin, Jr., Esq.  
Martin, Rawson & Woosley, P.C.  
#2 Metroplex Drive, Suite 102  
Birmingham, Alabama 35209

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, default was made in the payment of the indebtedness secured by that certain Mortgage and Security Agreement dated June 15, 2004, recorded in Instrument No. 20040702000364800, Probate Office of Shelby County, Alabama ("mortgage"), executed by Clinton Harris *et al* (the "Mortgagor" or "Debtor") to Alamerica Bank ("Mortgagee" or "Lender"), so that by the terms of the mortgage, the same became subject to foreclosure; and

WHEREAS, after such default and acting under the power of sale contained in said mortgage, Mortgagee caused to be published in the SHELBY COUNTY REPORTER, a newspaper published in the City of Columbiana, Shelby County, Alabama, a notice setting forth that it would, between the hours of 11:00 a.m. and 4:00 p.m., on the 8th day of March, 2012, sell the property conveyed by said mortgage to the highest bidder for cash at the Courthouse door of Shelby County, Alabama, in the City of Columbiana, Alabama, which notice was published in the issues of said paper on February 15, 2012, February 22, 2012, and February 29, 2012; and

WHEREAS, at said Courthouse door between the hours of 11:00 a.m. and 4:00 p.m. on the 8th day of March, 2012, the Mortgagee, by and through its agent, Guy V. Martin, Jr., Esq., who was the auctioneer who conducted the foreclosure sale and who did proceed to sell the property described in the mortgage in strict compliance with the terms of the power of sale and pursuant to said notice, at which ALAMERICA BANK ("Grantee") did bid for said property the sum of SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$7,500.00) DOLLARS, on the indebtedness secured by the mortgage, which was the highest and best bid therefor and whereupon the property was sold to Grantee; and

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

NOW, THEREFORE, in consideration of the premises and of the payment of the bid, the said Mortgagor, acting by and through Mortgagee as stated below, does grant, bargain, sell and convey to Mortgagee, the following described property, situated in Shelby County, Alabama, together with all the rights, privileges, tenements, and appurtenances thereunto belonging or in any wise appertaining:

The undivided one-half interest of Clinton Harris, in and to Lot 218, according to the Survey of Greystone Legacy, 2<sup>nd</sup> Sector, as recorded in Map Book 27, Page 66, in the Probate Office of Shelby County, Alabama.



20120308000081470 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
03/08/2012 11:24:15 AM FILED/CERT


TO HAVE AND TO HOLD to Mortgagee (Grantee), its successors and assigns, forever, subject to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said Mortgagor and Mortgagee have caused this instrument to be executed by Guy V. Martin, Jr., as Auctioneer and the person conducting the sale for Mortgagor and Mortgagee, and in witness whereof the said Guy V. Martin, Jr. has executed this instrument in his capacity as such Auctioneer, on this 8<sup>th</sup> day of March, 2012.

CLINTON HARRIS, Mortgagor

By: ALAMERICA BANK, Mortgagee

By: [Signature] [SEAL]  
Guy V. Martin, Jr., as Auctioneer  
and as the person conducting said sale  
for Alamerica Bank, Mortgagee

  
20120308000081470 2/2 \$16.00  
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ALAMERICA BANK, Mortgagee

By: [Signature] [SEAL]  
Guy V. Martin, Jr., as Auctioneer  
and as the person conducting said sale  
for Alamerica Bank, Mortgagee

[Signature] [SEAL]  
Guy V. Martin, Jr., as Auctioneer  
and as the person conducting said sale  
for Alamerica Bank, Mortgagee

STATE OF ALABAMA                    )  
  :  
JEFFERSON COUNTY                 )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Guy V. Martin, Jr., whose name as auctioneer and the person conducting said sale for Alamerica Bank, Mortgagee, and Clinton Harris, Mortgagor, is signed to the foregoing instrument, who signed the name of Clinton Harris, and also who signed the name of Alamerica Bank, in his capacity as said auctioneer and the person conducting said sale for Alamerica Bank, Mortgagee, to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date, as the action of himself as auctioneer and the person conducting the sale for Alamerica Bank, Mortgagee, and as the action of Clinton Harris, Mortgagor, under the mortgage referred to in the foregoing deed.

Given under my hand and official seal this 8<sup>th</sup> day of March, 2012.

[NOTARIAL SEAL]

[Signature]  
Notary Public

My Commission Expires: 5/6/12