


STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20120315000091310 1/2 \$79.00
Shelby Cnty Judge of Probate, AL
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MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore on, February 27, 1986, to wit, John P. Ryan, Jr. and wife, Elizabeth P. Ryan, executed and delivered to Mortgage Corporation of the South a mortgage conveying to Mortgage Corporation of the South the property hereinafter described, which said mortgage was given to secure an indebtedness there in mentioned, and which mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in under Mortgage Book 062, at Page 782; said Mortgage was duly transferred and assigned by Mortgage Corporation of the South to Union Bank & Trust Company as Trustee under a certain Trust Indenture, dated as of May 1, 1985 with Alabama Housing Finance Authority by virtue of that certain Assignment of Mortgage dated February 27, 1986 and recorded in said Probate Office in Mortgage Book 062, at Page 788; said Mortgage was further transferred and assigned by Regions Bank, formerly known as First Alabama Bank, as successor by merger with Union Bank and Trust Company, as Trustee under a Trust Indenture between said Trustee and Alabama Housing Finance Authority dated May 1, 1985, to Alabama Housing Finance Authority by virtue of that certain Assignment of Notes, Mortgages and Other Security Documents dated March 1, 2010 and recorded in said Probate Office under Instrument Number 20111212000374150; and

WHEREAS, it was provided in said mortgage that if a default was made in the payment of the note, and each and every installment thereof, evidencing the indebtedness secured by said mortgage as they or any part thereof became due, then Mortgage Corporation of the South would have the right to declare the entire indebtedness secured by said mortgage due and payable at once and to sell the property conveyed by said mortgage at public outcry for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama, after first giving notice of the time, place and terms of said sale for three weeks by publication in any newspaper then published in said County; and

WHEREAS, it was further provided in said mortgage that in the event of such sale the said Assignee was authorized and empowered to purchase the property conveyed in said mortgage if the higher bidder therefore, the same as if it were a stranger to said conveyance and in such event the auctioneer or person making said sale was empowered, directed and authorized to execute a deed to such purchaser at said sale in the names of the Mortgagors; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and said Alabama Housing Finance Authority, as Assignee, did declare all of the indebtedness secured by said mortgage due and payable; and

WHEREAS, Alabama Housing Finance Authority, as Assignee, acting under the power of sale contained in said mortgage, did give notice for three weeks by weekly insertion in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of February 15, 2012, February 22, 2012 and February 29, 2012, that it would sell said property at the Shelby County Courthouse door in the City of Columbiana, Alabama, at auction to the highest bidder for cash, during the legal hours of sale on March 14, 2012; and

WHEREAS, after having given said notice, Alabama Housing Finance Authority, as Assignee, on the 14th day of March, 2012, during the legal hours of sale, did offer said property to the highest bidder for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama; and

WHEREAS, Rightwise, L.L.C., being the highest, best and last bidder at said sale, became the purchaser of said property at and for the sum of Fifty Six Thousand and No/100 Dollars (\$56,000.00).

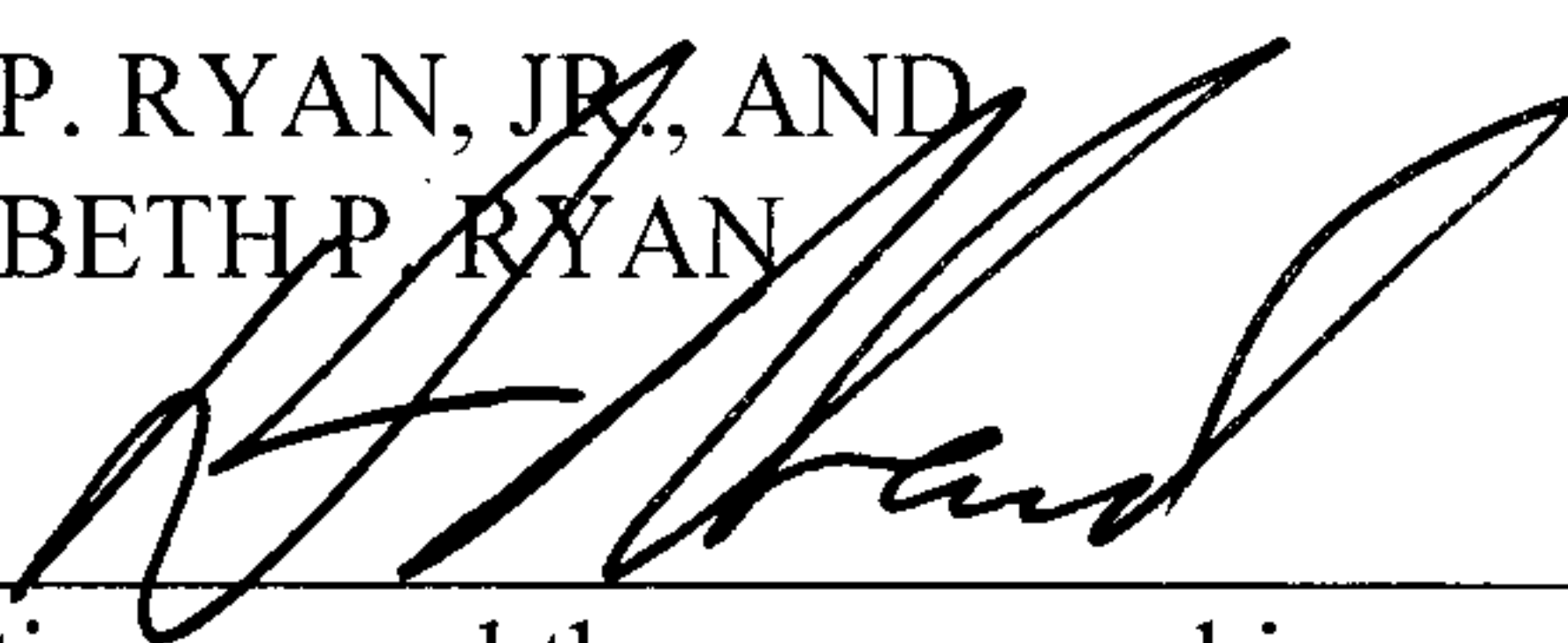
NOW, THEREFORE, John P. Ryan, Jr., and Elizabeth P. Ryan, by Dan Head, the auctioneer making said sale, and Dan Head, as said auctioneer, for and in consideration of the premises and the sum of Fifty Six Thousand and No/100 Dollars (\$56,000.00), applied by Alabama Housing Finance Authority, as Assignee, to the indebtedness secured by said mortgage, do hereby Grant, Bargain, Sell and Convey unto the said, Rightwise, L.L.C., its successors and assigns, the following described property, situated in Shelby County, State of Alabama, to-wit:

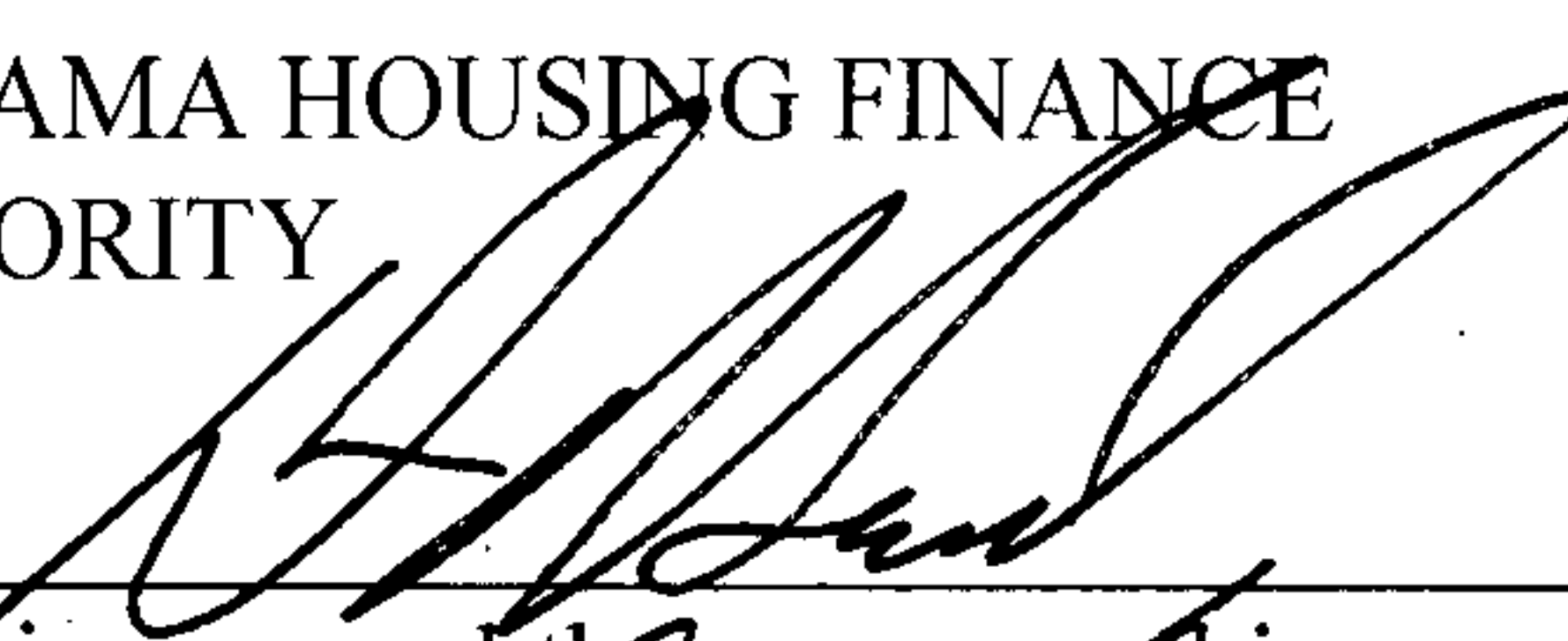
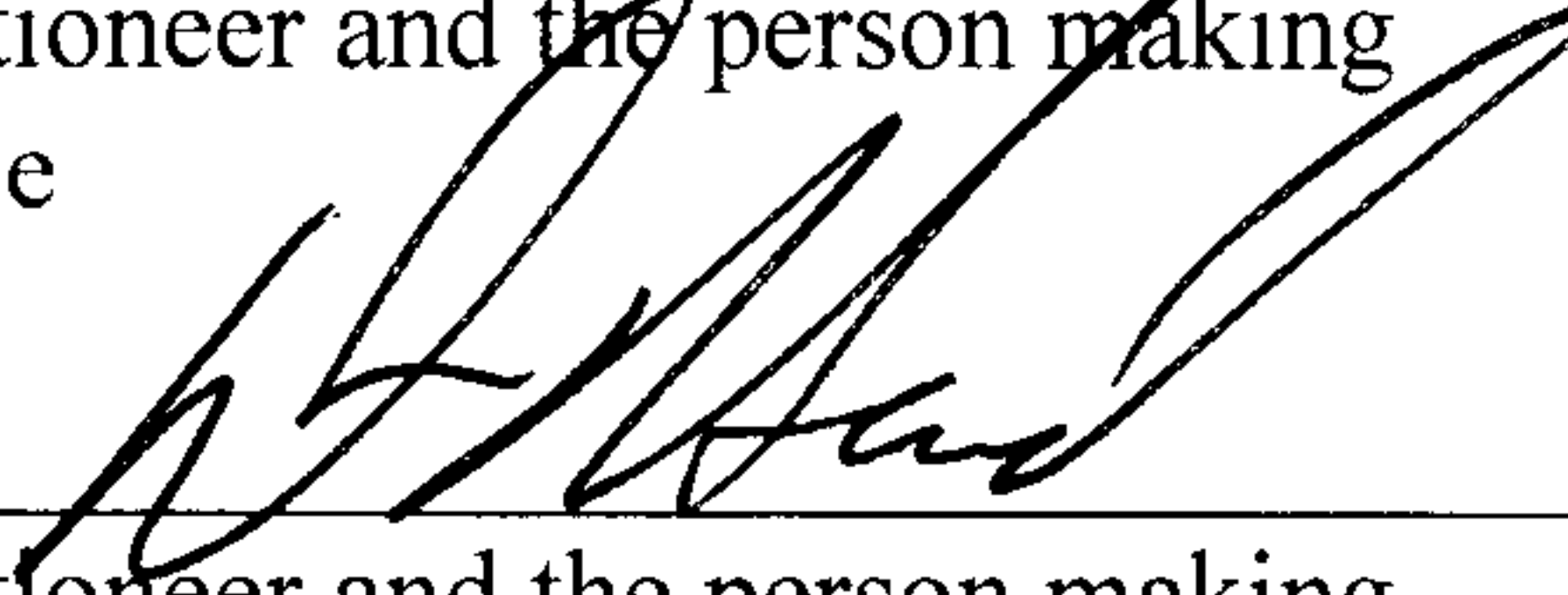
Lot D, Block 1, according to the Survey of Riverwood, First Sector as recorded in Map Book 8, Page 49, in the Probate Office of Shelby County, Alabama. Together with an undivided 1/106 interest in the common area as defined in the declaration recorded in Volume 39, Page 880.

This conveyance is made subject to any and all easements, encumbrances, restrictions, reservations and rights of way, if any, appearing of record affecting the above described property. This conveyance is also made subject to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America and unpaid taxes, if any.

TO HAVE AND TO HOLD, the aforegranted property unto the said Rightwise, L.L.C., its successors and assigns, forever.

IN WITNESS WHEREOF, John P. Ryan, Jr., and Elizabeth P. Ryan, by Dan Head, the person making said sale, Alabama Housing Finance Authority, by Dan Head, as auctioneer and the person making said sale, and Dan Head, as auctioneer and the person making said sale, have caused this instrument to be executed on this, the 14th day of March, 2012.

JOHN P. RYAN, JR., AND
ELIZABETH P. RYAN
By: 
As auctioneer and the person making
said sale

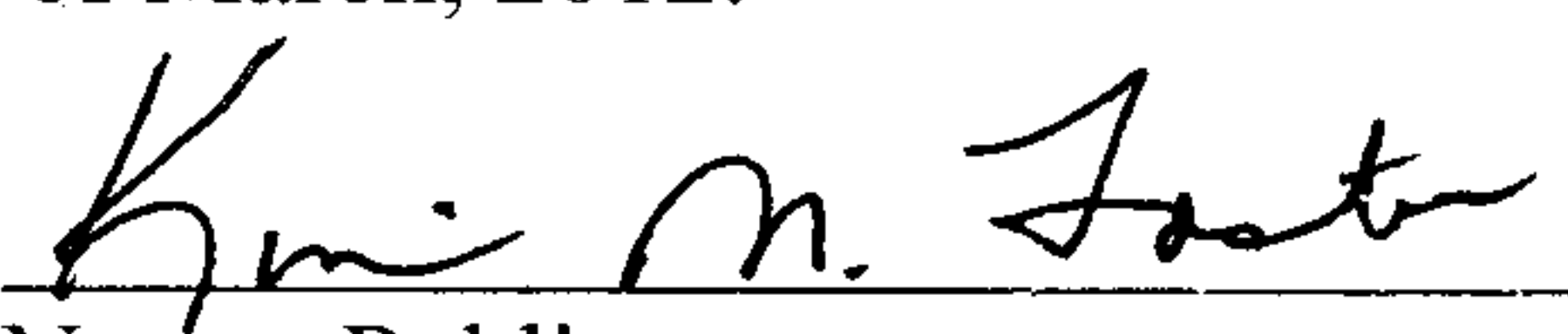
ALABAMA HOUSING FINANCE
AUTHORITY
By: 
As auctioneer and the person making
said sale
By: 
As auctioneer and the person making
said sale

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Dan Head, whose name as auctioneer and the person conducting said sale, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as auctioneer and the person making said sale, and with full authority, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal, this 14th day of March, 2012.

(SEAL)


Notary Public
My commission expires: 12-28-14

This instrument was prepared by:
Bowdy J. Brown, Esq.
Rushton, Stakely, Johnston & Garrett, P.A.
Post Office Box 270
Montgomery, Alabama 36101-0270
Our File No.: 7704-1866 John P. Ryan and Elizabeth P. Ryan
FOR AD VALOREM TAX PURPOSES: Rightwise, L.L.C., c/o Tony Fiore, 418 Heatherwood Forest, Circle, Hoover, AL 35244