


PREPARED BY:
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20120323000101510 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
03/23/2012 02:40:46 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

Source of Title: Instrument No. 20051104000573960

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, October 5, 2005, **Lottie D. Williams, an unmarried woman**, did execute a certain mortgage to **Jefferson Mortgage & Investment, Inc.**, which said mortgage is recorded in Instrument No. 20051104000573960, in the Office of the Judge of Probate of Shelby County, Alabama ; and

WHEREAS, **Property Acceptance Corp.**, transferred and assigned said mortgage and the debt thereby secured to **LPP Mortgage, LTD**, as transferee, said transfer is recorded in Instrument No. 20100624000201090, aforesaid records, and LPP Mortgage, LTD, as transferee is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said LPP Mortgage, LTD as transferee, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 06/22, 06/29, 07/06, 07/27 & 08/17, 2011; and

WHEREAS, on September 8, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice at 2:15 o'clock pm between the legal hours of sale, said foreclosure was duly and properly conducted and LPP Mortgage, LTD did offer for sale and sell a public outcry, in front of the main entrance of the courthouse door 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 LPP Mortgage, LTD in the amount of **EIGHTEEN THOUSAND FOUR HUNDRED AND 00/100 DOLLARS (\$18,400.00)** which sum the said LPP Mortgage, LTD offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said LPP Mortgage, LTD; and

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

NOW, THEREFORE, in consideration of the premises and the credit of EIGHTEEN THOUSAND FOUR HUNDRED AND 00/100 DOLLARS (\$18,400.00), cash, on the indebtedness secured by said mortgage, LPP Mortgage, LTD, by Melvin Cowan as auctioneer and the person conducting said sale for LPP Mortgage, LTD, does hereby grant, bargain, sell and convey unto LPP Mortgage, LTD, and its successors and assigns, as transferee, the following described real property, situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SW 1/4 of the SW 1/4 of Section 17, Township 22 South Range 3 West; thence run northerly and along the East line for a distance of 540.0 feet; thence turn 92 degrees 00 minutes to the left for a distance of 38.40 feet; thence turn 93 degrees 00 minutes to the right for a distance of 135.27 feet; thence turn 123 degrees 15 minutes to the left for a distance of 144.67 feet; thence turn 12 degrees 42 minutes to the right for a distance of 209.49 feet to the NW corner of Horton Property, thence turn 95 degrees 41 minutes to the right and along the Holsomback property for a distance of 130.0 feet to the point of beginning; thence continue along same line of a distance of 127.0 feet; thence turn 84 degrees 19 minutes to the right for a distance of 120.0 feet; thence turn 95 degrees 41 minutes to the right for a distance of 127.00 feet; thence turn 84 degrees 19 minutes to the right for a distance of 120.00 feet to the point of beginning. Subject to all restrictions, reservations, rights, easements, right-of-way, provisions, covenants terms, conditions and building set-back lines of record.

TO HAVE AND TO HOLD the above described property unto LPP Mortgage, LTD, its successors and assigns forever; subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, LPP Mortgage, LTD has caused this instrument to be executed by Melvin Cowan, as auctioneer and the person conducting said sale for LPP Mortgage, LTD and in witness whereof, said Melvin Cowan, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 8th day of September, 2011.

LPP Mortgage, LTD

By: Melvin R. Cowan
as Auctioneer and the person conducting said sale
for LPP Mortgage, LTD


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Melvin Cowan, whose name as Auctioneer and the person conducting said sale for LPP Mortgage, LTD, 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, he, in his capacity as such Auctioneer and the person conducting said sale for LPP Mortgage, LTD, and with full authority executed this instrument voluntarily on the day that bears the same date.

Given under my hand and official seal this 8th day of September, 2011.

Melody Bane
NOTARY PUBLIC
My Commission Expires: 7/29/15

Grantee Name / Send tax notice to:
ATTN:
Cenlar
P.O. Box 77409
Ewing, NJ 08628


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