

STATE OF ALABAMA)
) MORTGAGE FORECLOSURE DEED
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit December 12, 2008, William T. Harrison, Sr. and Michele B. Harrison, husband and wife, executed a certain mortgage on property hereinafter described to Bryant Bank, which said mortgage is recorded in Instrument #2009012000000480, in the Office of the Probate Judge in Shelby County, Alabama, and;

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns, were authorized and empowered in the event of default, 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 published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute the proper conveyance to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same Bryant Bank did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of foreclosure of a said mortgage, by U. S. Mail and by publication in *The Shelby County Reporter*, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of March 28, April 4, and April 11, 2012, WHEREAS, on the 20th day of April, 2012, the day on which said foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Burt W. Newsome as Attorney-in-Fact for the said William T. Harrison, Sr. and Michele B. Harrison did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Burt W. Newsome was the Auctioneer who conducted said foreclosure sale for the said Bryant Bank, and

WHEREAS, the said Bryant Bank was the highest bidder in the amount of Eighty Thousand

Three Hundred Seventy-Eight and 23/100 Dollars (\$80,378.23), which sum of money Bryant Bank offered to apply to the costs of foreclosure and then to the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to Bryant Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of Eighty Thousand Three Hundred Seventy-Eight and 23/100 Dollars (\$80,378.23), the said William T. Harrison, Sr. and Michele B. Harrison and Bryant Bank by and through Burt W. Newsome, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and Auctioneer does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Bryant Bank AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

Parcel I:

Begin at the SE corner of the SW Quarter of the SW Quarter of Section 36, Township 20 South, Range 2 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 88 degrees 15 minutes 25 seconds West, a distance of 1,109.89 feet to a point on the southerly R.O.W. line of Shelby County Highway 331, 60 feet ROW said point also being the beginning of a non tangent curve to the left, having a radius of 192.20 feet, a central angle of 08 degrees 50 minutes 07 seconds and subtended by a chord which bears North 20 degrees 02 minutes 21 seconds West and a chord distance of 29.61 feet; thence along the arc of said curve and said R.O.W. line, a distance of 29.64 feet to a point, said point being the beginning of a reverse curve to the right, having a radius of 500.00 feet, a central angle of 09 degrees 35 minutes 29 seconds and subtended by a chord which bears North 19 degrees 39 minutes 40 seconds West and a chord distance of 83.60 feet; thence along the arc of said curve and said R.O.W. line, a distance of 83.70 feet; thence North 14 degrees 51 minutes 55 seconds West and along said R.O.W. line, a distance of 26.87 feet; thence North 56 degrees 59 minutes 40 seconds East and leaving said R.O.W. line, a distance of 534.68 feet; thence North 36 degrees 33 minutes 44 seconds East, a distance of 201.66 feet; thence North 51 degrees 01 minute 11 seconds East, a distance of 284.09 feet; thence North 03 degrees 11 minutes 10 seconds East, a distance of 525.28 feet; thence North 86 degrees 48 minutes 50 seconds West, a distance of 425.24 feet to the southerly R.O.W. line of above mentioned highway 331; thence North 35 degrees 51 minutes 26 seconds East and along said R.O.W. line, a distance of 9.82 feet to the beginning of a curve to the left, having a radius of 480.00 a central angle of 03 degrees 01 minute 56 seconds and subtended by a chord which bears North 34 degrees 20 minutes 28 seconds East and a chord distance of 25.40 feet; thence along the arc of said curve and said R.O.W. line a distance of 25.40 feet; thence South 86 degrees 48 minutes 50 seconds East and leaving said R.O.W. line a distance of 753.39 feet; thence South 00 degrees 27 minutes 41 seconds West, a distance of 1,333.47 feet to the POINT OF BEGINNING. According to the survey of Rodney Y. Shiflett.

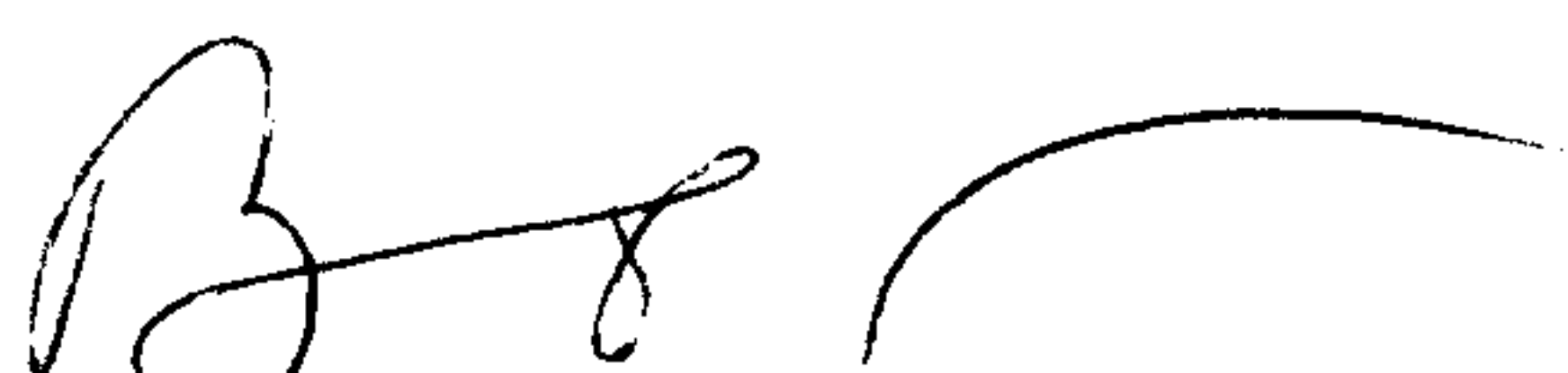
Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, if any, which might adversely affect the title to the above described property.

TO HAVE AND TO HOLD the above described property unto the said Bryant Bank, 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 and the United States of America.

IN WITNESS WHEREOF, the said William T. Harrison, Sr., Michele B. Harrison, and Bryant Bank have caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Burt W. Newsome has hereto set his hand and seal on this the 20th day of April, 2012.


WILLIAM T. HARRISON, SR.

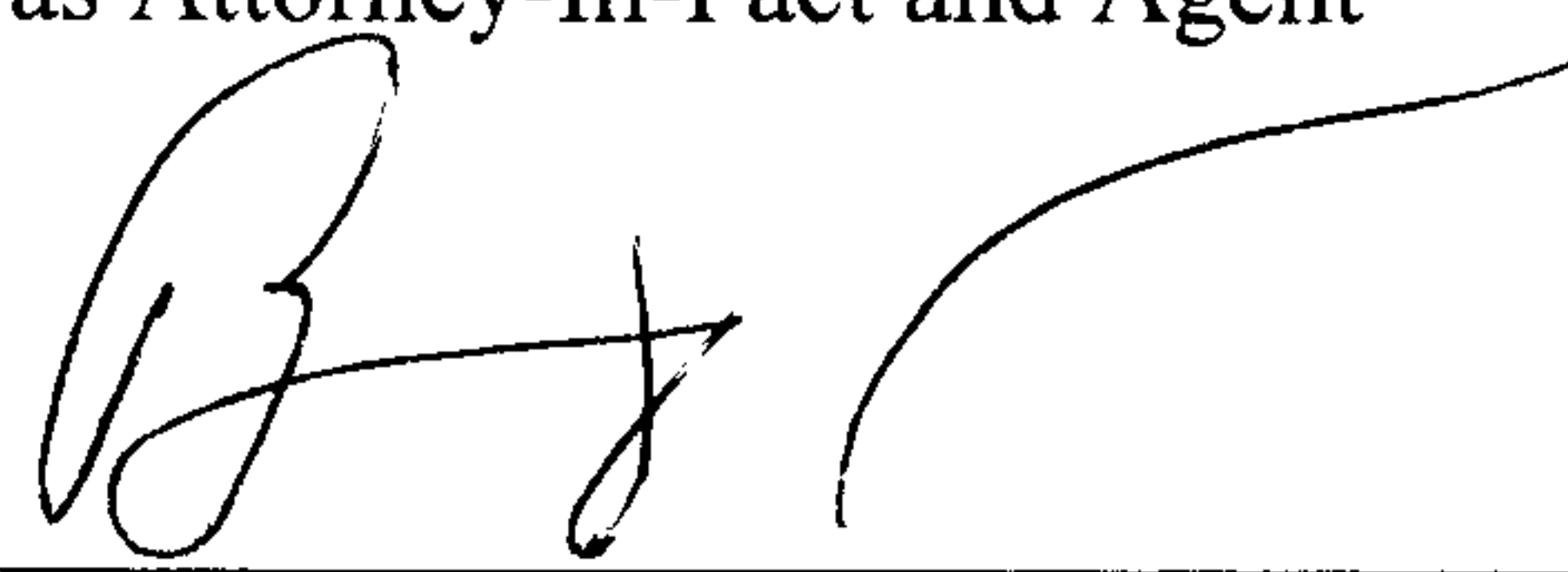
BY: 
Burt W. Newsome
Attorney-in-Fact

MICHELE B. HARRISON

BY: 
Burt W. Newsome
Attorney-in-Fact

BRYANT BANK

BY: 
Burt W. Newsome
as Attorney-In-Fact and Agent

BY: 
Burt W. Newsome as the Auctioneer
and person making said sale

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Burt W. Newsome whose name as Attorney-in-Fact for William T. Harrison, Sr. and Michele B. Harrison, whose name as Attorney-in-Fact and agent for Bryant Bank is signed to the foregoing conveyance and whose name as Auctioneer and person making said sale, 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 Attorney-in-Fact, agent, and as such Auctioneer executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 20th day of April, 2012.

Ashley Pattidge
Notary Public in and for
the State of Alabama at Large

My Commission Expires 8/24/15

THIS INSTRUMENT PREPARED BY:

BURT W. NEWSOME
NEWSOME LAW, LLC
ATTORNEYS AT LAW
Post Office Box 382753
Birmingham, Alabama 35238
(205) 747-1970

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 24, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS**



20120420000137220 4/4 \$22.00
Shelby Cnty Judge of Probate, AL
04/20/2012 03:49:14 PM FILED/CERT