

STATE OF ALABAMA                    )  
  )  
SHELBY COUNTY                        )       MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit August 11, 2009, Lawrence C. Parker, executed a certain mortgage on property hereinafter described to Merchants & Farmers Bank d/b/a M&F Bank, which said mortgage is recorded in Instrument Number 20090813000311710, 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 Merchants & Farmers Bank d/b/a M&F 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 April 25, May 2, and May 9, 2012, WHEREAS, on the 28th day of May, 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 Lawrence C. Parker 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 Merchants & Farmers Bank d/b/a M&F Bank, and

WHEREAS, the said Merchants & Farmers Bank d/b/a M&F Bank was the highest bidder in



the amount of One Hundred Fifty One Thousand Five Hundred One and 25/100 Dollars (\$151,501.25) which sum of money Merchants & Farmers Bank d/b/a M&F 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 Merchants & Farmers Bank d/b/a M&F Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of One Hundred Fifty One Thousand Five Hundred One and 25/100 Dollars (\$151,501.25), the said Lawrence C. Parker and Merchants & Farmers Bank d/b/a M&F 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 Merchants & Farmers Bank AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

Tract I:

The NE quarter of SE quarter of Section 19, Township 20 South, Range 1 East, Shelby County, Alabama.

Tract II:

Commence at the SE corner of the SE quarter of the SW quarter of Section 19, Township 20 South, Range 1 East; thence run North along the East line of said quarter-quarter section, a distance of 812.57 feet to the Northeast corner of Howard and Lela Crenshaw residence lot, as recorded in Mortgage Book 306, at Page 266, Office of the Judge of Probate, Shelby County, Alabama, and the point of beginning; thence continue North along the East line of said quarter-quarter section a distance of 307.34 feet, more or less, to the Northeast corner of said quarter-quarter section; thence run West along the North line of said quarter-quarter section a distance of 380.00 feet, more or less, to the Northeast corner of the R.E. and Mae McDonald lot, as recorded in Deed Book 257, at Page 332 in said Probate Office; thence run Southwest along the East line of said McDonald lot, a distance of 669.59 feet, more or less, to the Northeast right of way line of County Highway No. 49; thence run Southeast along said right of way line a distance of 63.00 feet, more or less, to the Northwest line of the above said Howard Crenshaw residence lot; thence run North 34 degrees, 25 minutes East along said lot line, a distance of 180.00 feet; thence run East along the North line of said lot line, a distance of 447.90 feet, to the point of beginning; being situated in the SE quarter of the SW quarter of Section 19, Township 20 South, Range 1 East, Shelby County, Alabama.


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 Merchants & Farmers Bank d/b/a M&F 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.

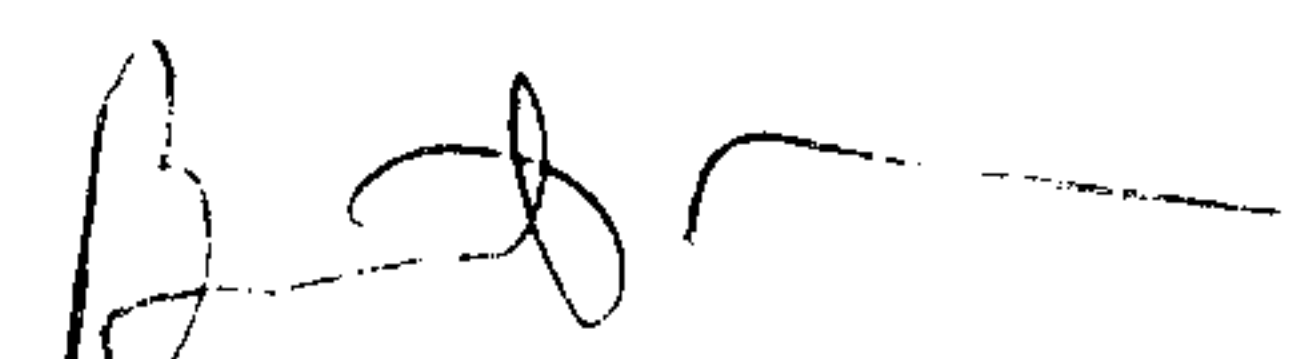
IN WITNESS WHEREOF, the said Lawrence C. Parker and Merchants & Farmers Bank d/b/a M&F Bank have caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Burt W. Newsome has hereto set his hand and seal on this the 28th day of May, 2012.

Lawrence C. Parker

BY:   
Burt W. Newsome  
Attorney-in-Fact

Merchants & Farmers Bank d/b/a M&F Bank

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

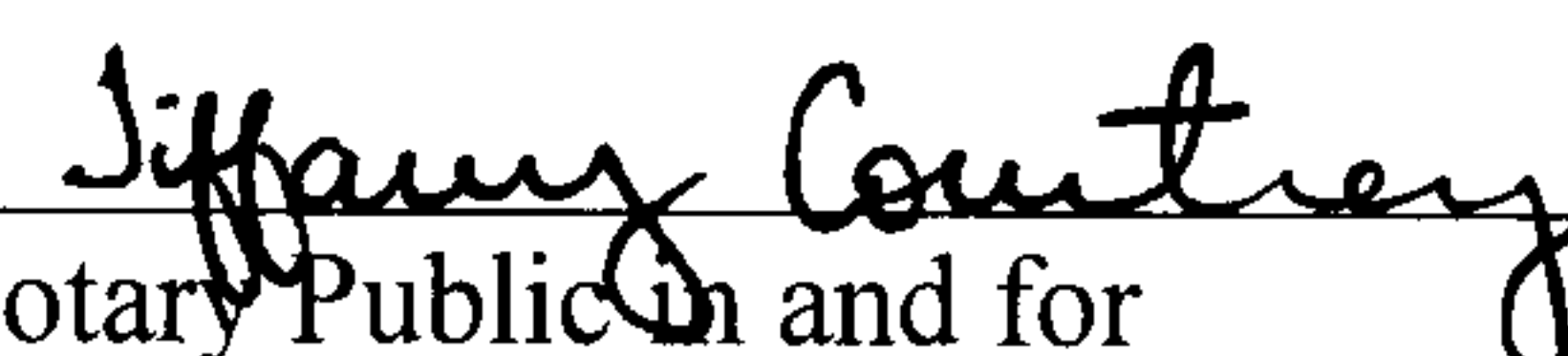
BY:   
Burt W. Newsome as the Auctioneer  
and person making said sale

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 Lawrence C. Parker, whose name as Attorney-in-Fact and agent for Merchants & Farmers Bank d/b/a M&F 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 28th day of May, 2012.

  
Notary Public in and for  
the State of Alabama at Large

My Commission Expires 7-26-14

THIS INSTRUMENT PREPARED BY:  
BURT W. NEWSOME  
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