

SEND TAX NOTICE TO:  
Federal National Mortgage Association  
13455 Noel Road, Suite 660  
Dallas, TX 75240

  
20120605000196550 1/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
06/05/2012 09:35:20 AM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 6th day of February, 2006, Michael L. Todd and wife Kelli M. Todd, executed that certain mortgage on real property hereinafter described to BancorpSouth Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060213000071870, and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, 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 title 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 thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said BancorpSouth Bank did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of April 25, 2012, May 2, 2012, and May 9, 2012; and

WHEREAS, on May 23, 2012, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and BancorpSouth Bank did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and



WHEREAS, Michael Corvin as member of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said BancorpSouth Bank; and

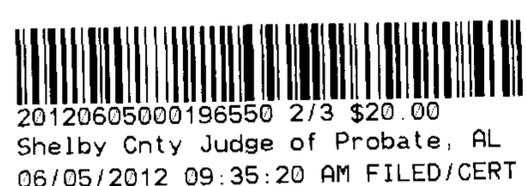
WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Three Hundred Four Thousand Eight Hundred Seventy-Six And 89/100 Dollars (\$304,876.89) on the indebtedness secured by said mortgage, the said BancorpSouth Bank, by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale for said Mortgagee, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Southeast Quarter of the Northwest Quarter and a part of the Southwest Quarter of the Northeast Quarter of Section 36, Township 21 South, Range 1 West, being more particularly described as follows:

Commence at the Northeast corner of the Southwest quarter of the Northeast quarter of Section 36, Township 21 South, Range 1 West, thence run North 89 degrees 59 minutes 37 seconds West along the North line of said quarter-quarter for 1238.42 feet; thence continue on the last described course for 526.47 feet; thence run South 4 degrees 38 minutes 09 seconds East for 358.51 feet to the point of beginning; thence run South 4 degrees 38 minutes 08 seconds East for 425.00 feet to a point on the North line of Cedar Lane, a private road; thence run North 88 degrees 40 minutes 31 seconds East along said road for 444.33 feet; thence run North 1 degrees 24 minutes 28 seconds East for 425.00 feet; thence run South 88 degrees 38 minutes 56 seconds West for 489.13 feet to the point of beginning; being situated in Shelby County, Alabama.

Also a non-exclusive roadway easement for ingress and egress, known as Cedar Lane and described as follows:

Commence at the Northwest corner of the Southeast quarter of Northwest quarter, Section 36, Township 21 South, Range 1 West; thence run Westerly along the North line of the Southwest quarter of Northwest quarter of said Section 36, a distance of 97.11 feet to a point; thence turn an angle of 90 degrees to the left and run in a Southerly direction a distance of 772.72 feet to a point on the Easternmost 40 foot right of way line of Shelby County Highway 47 which is the point of beginning of the 60 foot easement herein described; thence turn an angle of 90 degrees 15 minutes 50 seconds to the left and run a distance of 293.38 feet to a point; thence run along a curve to the right (concave Southerly) having a central angle of 11 degrees 15 minutes 05 seconds and a radius of 537.60 feet for an arc distance of 105.57 feet to a point; thence run along the tangent of said curve a distance of 19.54 feet to a point; thence run along a curve to the left (concave Northerly) having a central angle of 7 degrees 17 minutes 22 seconds and a radius of 748.98 feet, an arc distance of 95.29 feet to a point; thence run along the tangent of said curve a distance of 188.36 feet to a point; thence run along a curve to the left (concave Northerly) having a central angle of 14 degrees 18 minutes 59 seconds and a radius of 365.14 feet; an arc distance of 91.24 feet to a point; thence run along the tangent of said curve for a distance of 46.64 feet to a point; thence run along a curve to the right (concave Southerly) having a central angle of 9 degrees 17 minutes 42 seconds and a radius of 649.41 feet, an arc distance of 105.325 feet to a point; thence run along the tangent of said curve a distance of 598.94 feet to a point; thence turn an angle of 92 degrees 49 minutes 58 seconds to the right and run a distance of 734.55 feet to a point; thence turn an angle of 90 degrees to the right and run a distance of 80.00 feet to a point; thence turn an angle of 90 degrees to the right and run 671.50 feet to a point; thence turn an angle of 92 degrees 49 minutes 58 seconds to the left and run a distance of 535.89 feet to a point; thence run along a curve to the left (concave Southerly) having a central angle of 9 degrees 17 minutes 42 seconds and a radius of 589.41 feet an arc distance of 95.61 feet to a point; thence run along the tangent of said curve a distance of 46.64 feet to a point; thence run along a curve to the right (concave Northerly) having a central angle of 14 degrees 18 minutes 59 seconds and a radius of 425.14 feet, an arc distance of 106.23 feet to a point;

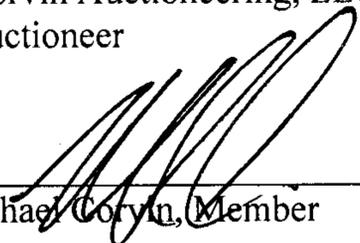


thence run along the tangent of said curve a distance of 186.36 feet to a point; thence run along a curve to the right (concave Northerly) having a central angle of 7 degrees 17 minutes 22 seconds and a radius of 808.98 feet, an arc distance of 102.92 feet to a point; thence run along the tangent of said curve a distance of 19.54 feet to a point; thence run along a curve to the left (concave Southerly) having a central angle of 11 degrees 15 minutes 05 seconds and a radius of 477.60 feet, an arc distance of 93.79 feet to a point; thence run along the tangent of said curve a distance of 275.00 feet to a point on the Easternmost 40 foot right of way line of Shelby County Highway 47; thence run Northerly along said right of way line a distance of 62.76 feet to the point of beginning. Said easement is lying in the Southwest quarter of Northwest quarter and Southeast quarter of Northwest quarter, Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

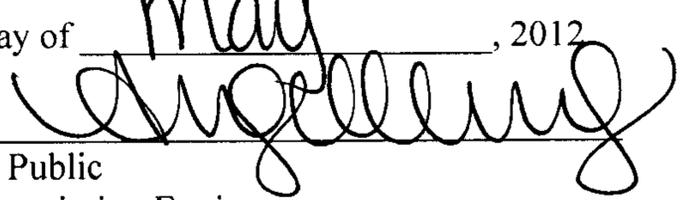
IN WITNESS WHEREOF, BancorpSouth Bank, has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale for said Mortgagee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 30 day of May, 2012.

BancorpSouth Bank  
By: Corvin Auctioneering, LLC  
Its: Auctioneer

By:   
Michael Corvin, Member

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as member of Corvin Auctioneering, LLC acting in its capacity as auctioneer for BancorpSouth Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as auctioneer for said Mortgagee.

Given under my hand and official seal on this 30 day of May, 2012  
  
Notary Public  
My Commission Expires: ~~SEPTEMBER 27, 2014~~

This instrument prepared by:  
Cynthia W. Williams  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727

  
20120605000196550 3/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
06/05/2012 09:35:20 AM FILED/CERT

