

MORTGAGE FORECLOSURE DEED

20120606000198720 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
06/06/2012 12:06:04 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

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Michael Deporres Dais

KNOW ALL MEN BY THESE PRESENTS: That Michael Deporres Dais, a single man did, on to-wit, the December 28, 2005, execute a mortgage to American General Financial Services of Alabama, Inc., which mortgage is recorded in Instrument# at 20060103000001640 on January 3, 2006, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc.,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc. did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 16, 23 and 30, 2012; and

WHEREAS, on the June 6, 2012, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:51 o'clock a.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc. did offer for sale and did sell at public outcry, in front 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 Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc., in the amount of Eighty-Nine Thousand Nine Hundred Dollars and No Cents (\$89,900.00), which sum the said Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc.

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

NOW, THEREFORE, in consideration of the premises and of Eighty-Nine Thousand Nine Hundred Dollars and No Cents (\$89,900.00), cash, the said Michael Deporres Dais, a single man, acting by and through the said Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc., by JULIA PHELAN, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc., by JULIA PHELAN, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JULIA PHELAN, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, Block 1, according to a resurvey of Farris-Smith Subdivision, as recorded in Map Book 4 Page 60, in the Office of the Judge of Probate of Shelby County, Alabama.


Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, covenants, terms, conditions and building set back lines of record.

TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc., has caused this instrument to be executed by JULIA PHELAN, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said JULIA PHELAN, has executed this instrument in his capacity as such auctioneer on this the June 6, 2012.

Michael Deporres Dais, a single man
Mortgagors


Springleaf Financial Services of Alabama, Inc., formerly known as
American General Financial Services of Alabama, Inc.
Mortgagee or Transferee of Mortgagee

By 
JULIA PHELAN, as Auctioneer and the person conducting said sale for
the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that JULIA PHELAN, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this June 6, 2012.



NOTARY PUBLIC

Kelly B. Mullin
Notary Public State At Large
Commission Expires
June 28, 20 13

MY COMMISSION EXPIRES:

Instrument prepared by:
JEFFREY A. BUNDA
SHAPIRO AND INGLE, L.L.C.
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
12-002286

GRANTEE'S ADDRESS
Springleaf Financial Services, Inc., formerly known
as American General Financial Services, Inc.
601 NW Second Street
Evansville, Indiana 47708


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