

STATE OF ALABAMA)
) MORTGAGE FORECLOSURE DEED
SHELBY COUNTY)

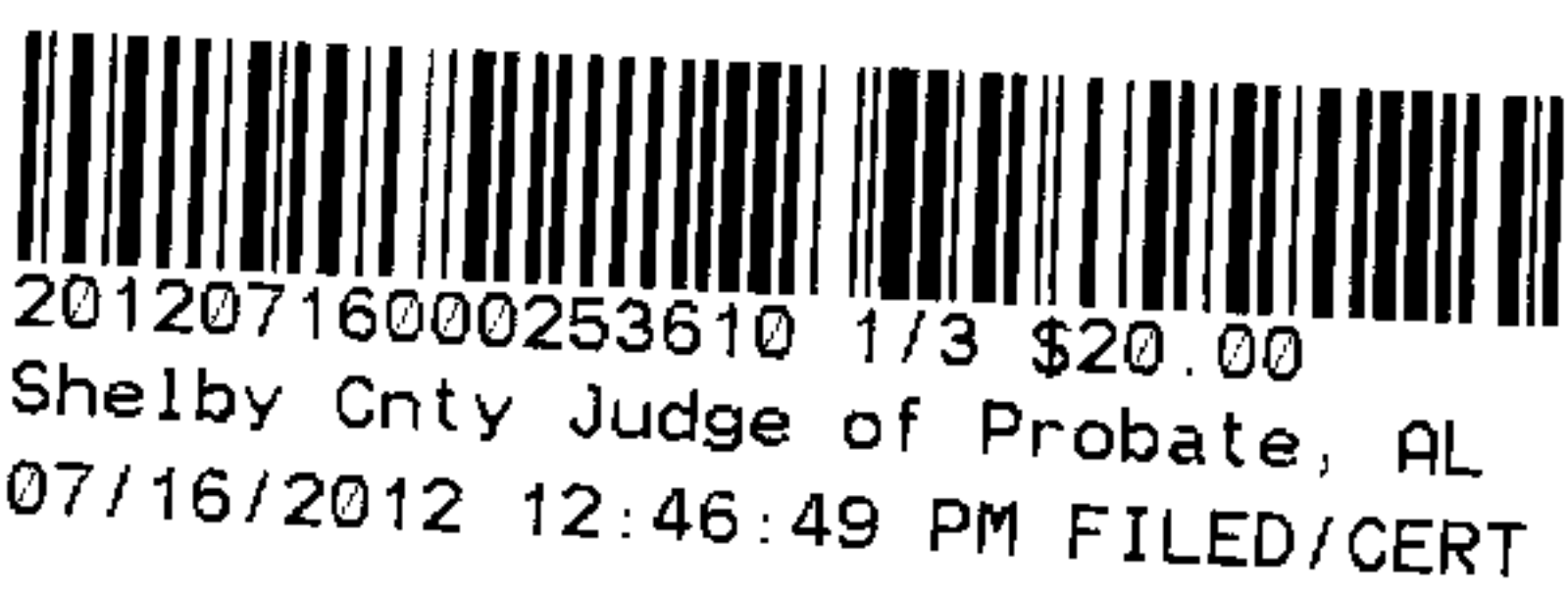
KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, heretofore, on to-wit August 3, 2007, Sheril Hilyer d/b/a Sheril Hilyer Ministries, Inc. executed a certain mortgage on property hereinafter described to Merchants & Farmers Bank, which said mortgage is recorded in Instrument Number 20080215000062100, 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 June 20, June 27 and July 4, 2012, WHEREAS, on the 16th day of July, 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 Sheril Hilyer d/b/a Sheril Hilyer Ministries, Inc. 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 Ninety-One Thousand Seven Hundred Seventy-Nine and 21/100's Dollars (\$91,779.21) 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 Ninety-One Thousand Seven Hundred Seventy-Nine and 21/100's Dollars (\$91,779.21), the said Sheril Hilyer d/b/a Sheril Hilyer Ministries, Inc. 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 d/b/a M&F Bank AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

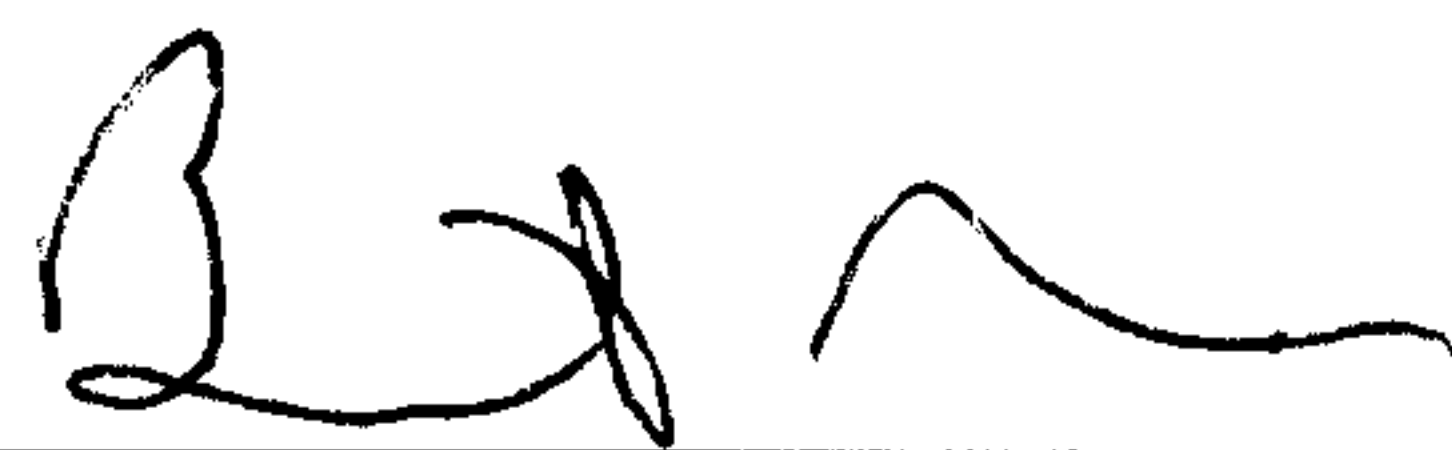
Commence at the NE corner of Section 19, Township 21 South, Range 1 West, thence run South along said section line a distance of 1358.72 feet to the point of beginning; thence continue along last described course a distance of 158.00 feet to the North Right of Way of Highway 26; thence turn an angle of 76 degrees, 29 minutes, 13 seconds right and run a distance of 250.51 feet along said Right of Way; thence turn an angle of 115 degrees, 46 minutes, 20 seconds right and run a distance of 303.48 feet; thence turn an angle of 94 degrees, 13 minutes, 45 seconds right and run a distance of 186.82 feet to point of beginning, containing 1.17 acres, more or less. Property is subject to any and all agreements, easements, restrictions, and/or limitations of probated record and/or applicable law. According to survey and plat of Rodney Y. Shiflett, Al. Reg. No. 21784, dated August 2, 2000.

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.

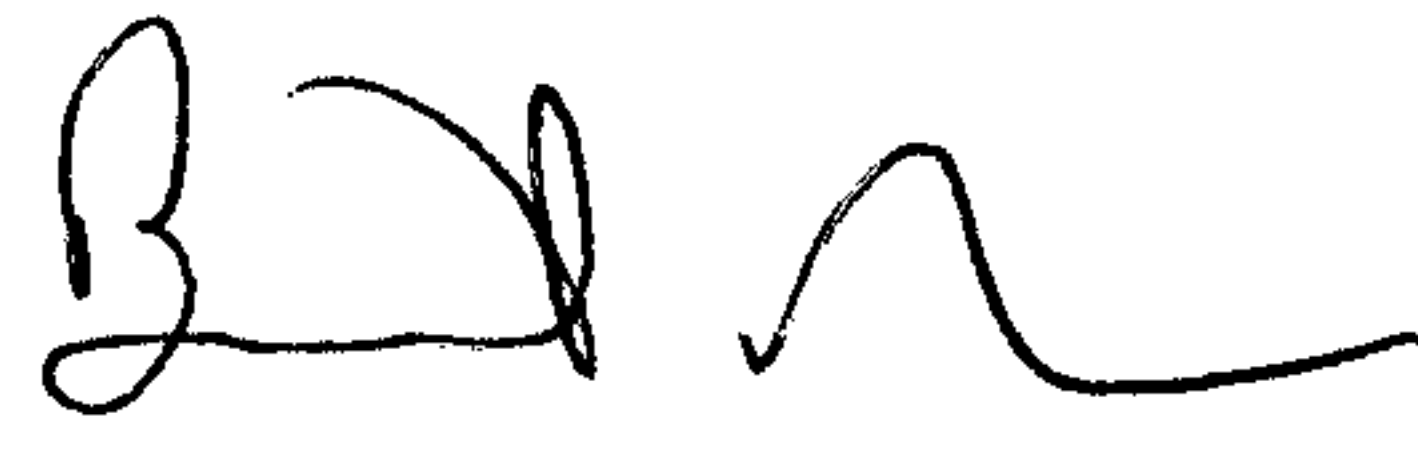
TO HAVE AND TO HOLD the above described property unto the said Merchants & Farmers Bank d/b/a M&F Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America.

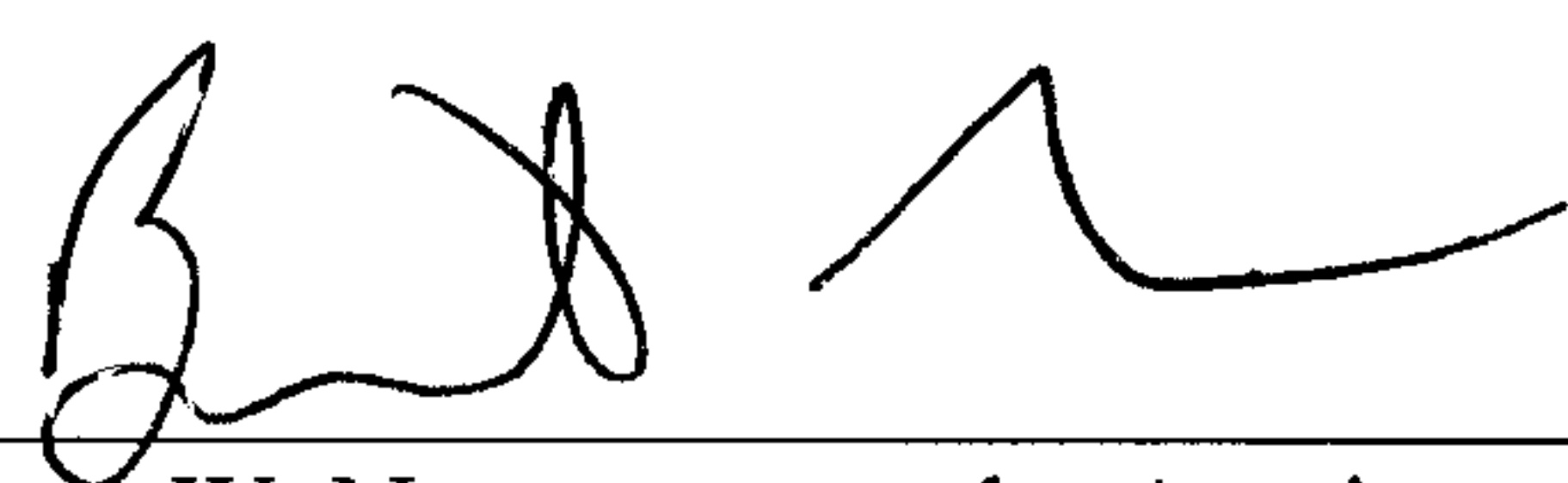
IN WITNESS WHEREOF, the said Sheril Hilyer d/b/a Sheril Hilyer Ministries, Inc. and Merchants & Farmers Bank d/b/a M&F Bank have caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Burt W. Newsome has hereto set his hand and seal on this the 16th day of July, 2012.

Sheril Hilyer d/b/a Sheril Hilyer Ministries, Inc.

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 Sheril Hilyer d/b/a Sheril Hilyer Ministries, Inc., 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 16th day of July, 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
NEWSOME LAW, LLC
ATTORNEYS AT LAW
Post Office Box 382753
Birmingham, Alabama 35238
(205) 747-1970