


THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
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BIRMINGHAM, ALABAMA 35236-0345


20121004000381210 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/04/2012 02:49:26 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: on **April 22, 2005**, **Alfreda H. Bivins f/k/a Alfreda H. Russell and husband, Donald Glenn Bivins**, executed a certain mortgage on property hereinafter described to **APCO Employees Credit Union**, which mortgage is recorded in **Instrument 20050512000228240**, in the **Office of the Judge of Probate of Shelby County, Alabama**; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in the case of default in the payment of the indebtedness thereby secured, 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 publishing in said county by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and **APCO Employees Credit Union**, 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 **August 29, 2012; September 05, 2012; and September 12, 2012**; and

WHEREAS, on **September 28th, 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 **APCO Employees Credit Union**, 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, Foster D. Key was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for said **APCO Employees Credit Union**, and whereas **APCO Employees Credit Union**, was the highest bidder and best bidder, in the amount of **One Hundred Fifty Nine Thousand Eight Hundred Seventy Four Dollars and 73/100 (\$159,874.73)** on the indebtedness secured by said mortgage, said **APCO Employees Credit Union**, by and through Foster D. Key as auctioneer conducting said sale and as attorney-in-fact for **Alfreda H. Bivins f/k/a Alfreda H. Russell and husband, Donald Glenn Bivins**, does hereby grant, bargain, sell and convey unto **APCO Employees Credit Union**, the following-described property situated in **Shelby County, Alabama**, to-wit:

Lot 975 according to the survey of Grande View Estates Givianpour Addition to Alabaster 9th addition Phase I, as recorded in Map Book 26, Page 86, Shelby County, Alabama records.

TO HAVE AND TO HOLD the above-described property unto its 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.

IN WITNESS WHEREOF APCO Employees Credit Union, has caused this instrument to be

executed by and through Foster D. Key as Auctioneer Conducting the Said Sale and as Attorney-in-Fact, and Foster D. Key as Auctioneer Conducting Said Sale has hereto set his hand and seal on this 28th day of October, 2012.

**Alfreda H. Bivins f/k/a Alfreda H. Russell and husband,
Donald Glenn Bivins,**

By: Foster D Key
FOSTER D. KEY, ATTORNEY-IN-FACT

APCO Employees Credit Union,

By: Foster D Key
FOSTER D. KEY
AUCTIONEER AND ATTORNEY-IN-FACT


By: Foster D Key
FOSTER D. KEY
AUCTIONEER CONDUCTING SAID SALE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Foster D. Key, **whose name as Attorney-in-Fact for Alfreda H. Bivins f/k/a Alfreda H. Russell and husband, Donald Glenn Bivins**, and as Auctioneer and Attorney-in-Fact for **APCO Employees Credit Union**, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 28th day of October, 2012.

Brandy Drahom
Notary Public
My Commission expires: 2/13/13


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Grantor's Name: APCO Employees Credit Union

Grantee's name: APCO Employees Credit Union

Mailing Address: 750 17th Street N
Birmingham, AL 35203

750 17th Street N
Birmingham, AL 35203

Property Address: 2112 Girande View Lane
Maylene, AL 35114

Date of Sale: 09/28/2012
Total Purchase Price: \$159,874.73

or
Actual Value
or
Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statements

☒ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____

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