

Grantor's Name: Rose Acceptance, Inc.

Mailing Address: P.O. Box 980

East Lansing, MI 48826

Grantees Name:

Rose Acceptance, Inc.

Mailing Address: P.O. Box 980

East Lansing, MI 48826

Property Address: 211 Highway 221

Montevallo, AL 35115

Date of Sale:

11/08/2012

\$ 16,602.76

Total Purchase Price:

Or Actual Value

Or

Assessors Market Value

MORTGAGE FORECLOSURE DEED

KNOWN ALL MEN BY THESE PREMISES, that whereas, heretofore, on, to-wit: on 03/05/2009, Roger D. Hughes and Maria T. Hughes, husband and wife executed a certain Mortgage on property hereinafter described to First National Bank of America which Mortgage is recorded in Instrument # 2009-12057 in the office of the Judge of Probate of Shelby, County, Alabama and being transferred, sold and assigned to Rose Acceptance, Inc. and said Assignment being recorded in Instrument # 20121008000384940 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 city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder;

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and Rose Acceptance, Inc., 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 10/17/2012, 10/24/2012 and 10/31/2012; and

WHEREAS, on November 8, 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 Rose Acceptance, Inc. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Alabama, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, James H. Greer was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for said Rose Acceptance, Inc. and whereas said was the highest bidder and best bidder, in the amount of SIXTEEN THOUSAND SIX HUNDRED TWO DOLLARS AND 76/100 (\$ 16,602.76) on the indebtedness secured by said Mortgage, said by and through James H. Greer as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto Rose Acceptance, Inc. the following described property situated in Shelby County, Alabama, to-wit:

That certain parcel of land situated in the NW 1/4 of the SE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

That certain tract of land described as commencing at the Southwest corner of the NW 1/4 of the SE 1/4 of Section 5, Township 22 South, Range 3 West, and run thence East along the South boundary line of said forty acres 350 feet to the point of beginning; thence run North 460 feet to a point 60 feet South of the center line of the railroad spur to the Little Gem Coal Company's mine; run thence East 370 feet; run thence South 460 feet to the South line of said forty acres; run thence West along the South line of said forty acres 370 feet to the point of beginning; less and except, however, from the above described lands all minerals and mining rights.

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, Rose Acceptance, Inc. has caused this instrument to be executed by and through James H. Greer as auctioneer conducting the said sale and as Attorney-in-Fact, and James H. Greer as auctioneer conducting said sale has hereto set his hand and seal on this November 8, 2012.

ROGER D. HUGHES AND MARIA T. HUGHES

James H. Greer

As auctioneer and the person making

said sale

ROSE ACCEPTANCE, INC.

James Al Greer

As auctioneer and the person making

said sale

Ismac Al Greer

James H. Greer

As auctioneer and the person making

said sale

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that James H. Greer, whose name as auctioneer and Attorney In Fact for Rose Acceptance, Inc. 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 November 8, 2012.

Notary Public

My Commission Expires: 10/15/16

NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Oct 15, 2018 BONDED THRU NOTARY PUBLIC UNDERWRITERS

20121126000449310 2/2 \$19.00 Shelby Cnty Judge of Brobata O

Shelby Cnty Judge of Probate, AL 11/26/2012 02:12:26 PM FILED/CERT