


THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236-0345

  
20130225000079330 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
02/25/2013 02:27:23 PM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

**MORTGAGE FORECLOSURE DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that whereas, heretofore, on, to-wit: on **December 11, 2009**, **Patrick Brundage**, an unmarried man, executed a certain mortgage on property hereinafter described to **First Educators Credit Union**, which mortgage is recorded in **Instrument 20091214000456470**, 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 **First Educators 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 **January 23, 2013; January 30, 2013; and February 06, 2013**; and

**WHEREAS**, on **February 22<sup>nd</sup>, 2013**, 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 **First Educators 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

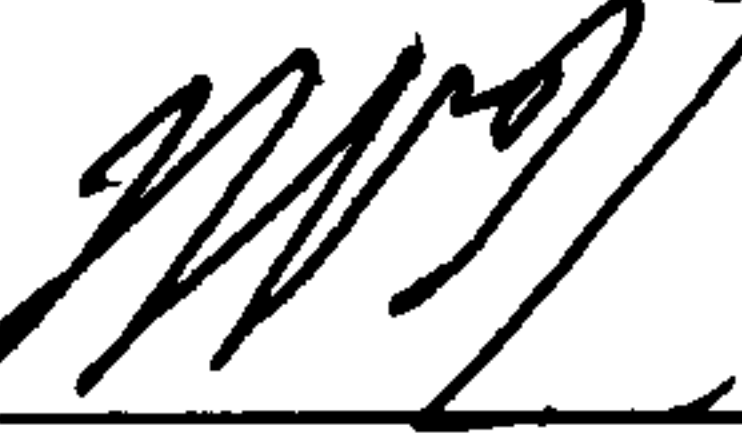
**WHEREAS**, Michael A. Harrison was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for said **First Educators Credit Union**, and whereas **First Educators Credit Union**, was the highest bidder and best bidder, in the amount of **One Hundred Forty Five Thousand Eight Hundred Ninety Four Dollars and 56/100 (\$145,894.56)** on the indebtedness secured by said mortgage, said **First Educators Credit Union**, by and through Michael A. Harrison as auctioneer conducting said sale and as attorney-in-fact for **Patrick Brundage, as unmarried man**, does hereby grant, bargain, sell and convey unto **First Educators Credit Union**, the following-described property situated in **Shelby County, Alabama**, to-wit:

**Lot No. 23, according to map or plat of Indian Hills Subdivision, First Sector, as recorded in Map Book 4, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama.**

**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.

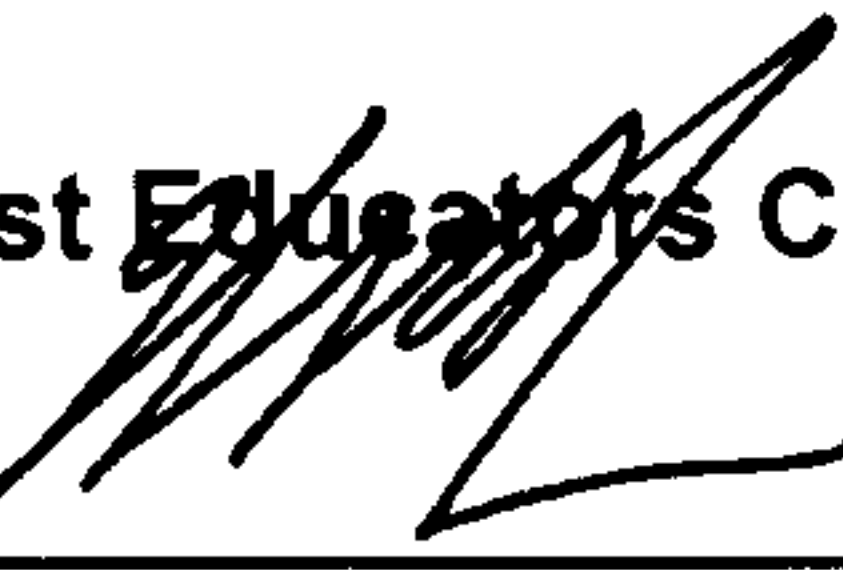
**IN WITNESS WHEREOF** **First Educators Credit Union**, has caused this instrument to be executed by and through Michael A. Harrison as Auctioneer Conducting the Said Sale and as Attorney-in-Fact, and Michael A. Harrison as Auctioneer Conducting Said Sale has hereto set her hand and seal on this **22<sup>nd</sup> day of February, 2013**.

Patrick Brundage, an unmarried man,

By: 

MICHAEL A. HARRISON, ATTORNEY-IN-FACT

First Educators Credit Union,

By: 

MICHAEL A. HARRISON  
AUCTIONEER AND ATTORNEY-IN-FACT

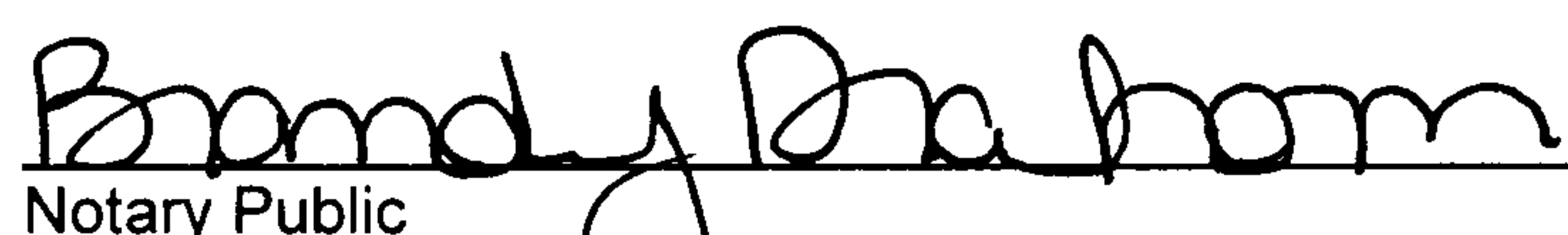
By: 

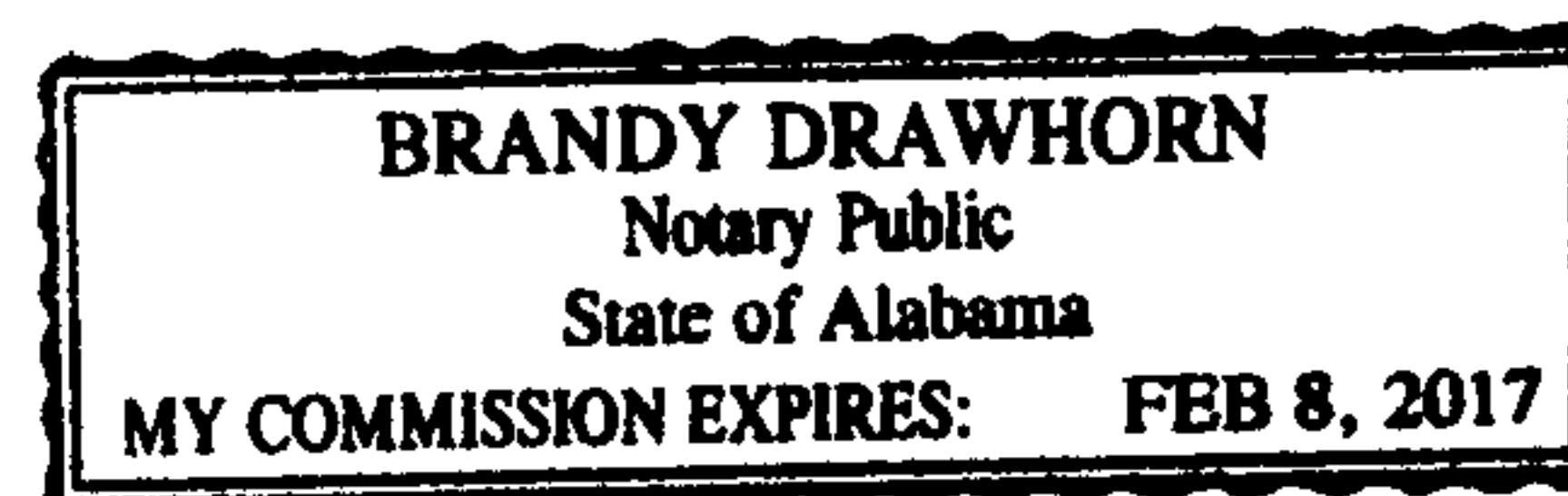
MICHAEL A. HARRISON  
AUCTIONEER CONDUCTING SAID SALE


STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Michael A. Harrison, **whose name as Attorney-in-Fact for Patrick Brundage, an unmarried man,** and as Auctioneer and Attorney-in-Fact for **First Educators Credit Union,** and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this **22<sup>nd</sup> day of February, 2013.**

  
Notary Public  
My Commission expires: \_\_\_\_\_



  
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Grantor's Name: First Educators Credit Union

Mailing Address: P.O. 36489  
Birmingham, AL 35236

Property Address: 1848 Trail Ridge Drive  
Pelham, AL 35124

Grantee's name: First Educators Credit Union

P.O. Box 36489  
Birmingham, AL 35236

Date of Sale: 02/22/2013  
Total Purchase Price: \$145,894.56

or  
Actual Value  
or  
Assessor's Market Value

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statements

☒ Front of Foreclosure Deed  
☐ Appraisal  
☐ Other \_\_\_\_\_

