

THIS INSTRUMENT WAS PREPARED BY:

(42) Phillip Jauregui, Esq.
2110 Devereux Circle
Birmingham, AL 35243

SEND TAX NOTICES TO:

American General Financial
Services of Alabama, Inc.
601 NW Second St
Evansville, IN 47708

GRANTOR

Brandon Shaw
53165 HWY 25
Vandiver, AL 35176

GRANTEE

American General Financial
Services of Alabama, Inc.
601 NW Second St
Evansville, IN 47708

Selena Shaw
53165 HWY 25
Vandiver, AL 35176

Property Address: 53165 HWY 25, Vandiver, AL 35176
Purchase Price: \$35,200.00 ***Mortgagee credit***
Sale Date: April 26, 2013

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on October 27, 2008, Brandon Shaw and Selena Shaw, a married couple, executed a certain mortgage on the property hereinafter described to American General Financial Services of Alabama, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No., 200810280000419880; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published 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, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person

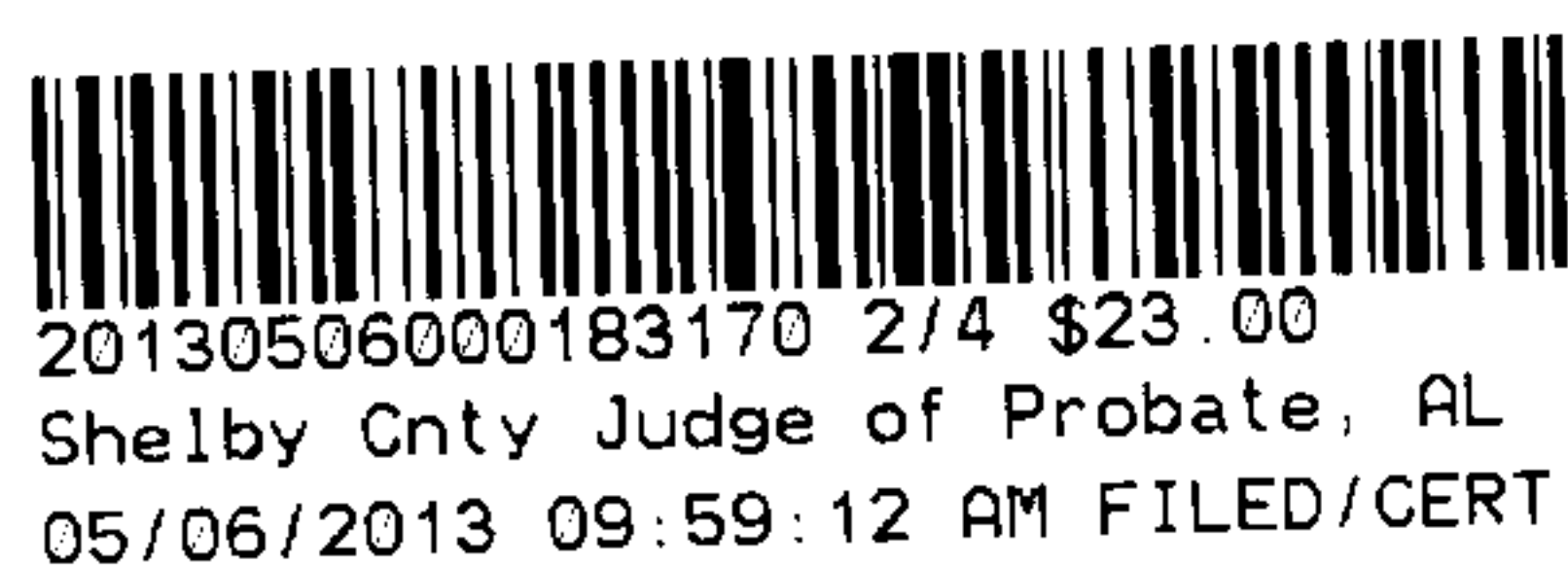
conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and 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 by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of April 3, 2013, April 10, 2013, April 17, 2013; and

WHEREAS, on April 26, 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 and properly conducted, and Gary L. Anderson did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Gary L. Anderson was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said American General Financial Services of Alabama, Inc.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of American General Financial Services of Alabama, Inc., in the amount of \$35,200.00, which sum of money American General Financial Services of Alabama, Inc. offered to credit on the indebtedness secured by said mortgage, and the said American General Financial Services of Alabama, Inc., by and through Gary L. Anderson, as Auctioneer conducting said sale and as Attorney-in-Fact for American General Financial Services of Alabama, Inc., does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said American General Financial Services



Lot 1 Shaw's Subdivision as recorded in Map Book 40, Page 77, in the Probate Office of Shelby County, Alabama.

IN WITNESS WHEREOF, American General Financial Services of Alabama, Inc. and Brandon Shaw and Selena Shaw have caused this instrument to be executed by and through Gary L. Anderson, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Gary L. Anderson, as Auctioneer conducting said sale on April 26, 2013.

By: Gary L. Anderson
Gary L. Anderson, Attorney-in-Fact

By: Gary L. Anderson
 Gary L. Anderson, The person acting as Auctioneer and
 conducting the sale as its Attorney-in-Fact

Gary L. Anderson, As the Auctioneer and person making
said sale

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Gary L. Anderson, whose name as Attorney-in-Fact for Brandon Shaw and Selena Shaw, and whose name as Attorney-in-Fact and agent for American General Financial Services of Alabama, Inc.; and whose name as Auctioneer and person making said sale, 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 said conveyance, he/she, in his/her capacity as such Attorney-in-Fact and agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.



20130506000183170 3/4 \$23.00
Shelby Cnty Judge of Probate, AL
05/06/2013 09:59:12 AM FILED/CERT

GIVEN under my hand, on this 26th day of April, 2013.



Dorothy M. Veitch
Notary Public
State of Alabama
Alabama State at Large

Dorothy M. Veitch

Notary Public in and for the State of Alabama,
at Large

My Commission Expires: 6-28-14



20130506000183170 4/4 \$23.00
Shelby Cnty Judge of Probate, AL
05/06/2013 09:59:12 AM FILED/CERT