

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


20130715000285710 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
07/15/2013 10:47:05 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: on **September 13, 2011**, **M. Smith RE, LLC**, executed a certain mortgage on property hereinafter described to **Mutual Savings Credit Union**, which mortgage is recorded in **Instrument Number 20110920000278110**, **Record of Mortgages**, 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 **Mutual Savings 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 **May 29, 2013; June 05, 2013; and June 12, 2013**; and

WHEREAS, on **July 2nd, 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 **Mutual Savings 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 **Mutual Savings Credit Union**, and whereas **Mutual Savings Credit Union**, was the highest bidder and best bidder, in the amount of **Five Hundred Eighty Six Thousand Nine Hundred Seventy Four Dollars and 20/100 (\$586,974.20)** on the indebtedness secured by said mortgage, said **Mutual Savings Credit Union**, by and through Foster D. Key as auctioneer conducting said sale and as attorney-in-fact for **M. Smith RE, LLC**, does hereby grant, bargain, sell and convey unto **Mutual Savings Credit Union**, the following-described property situated in **Shelby County, Alabama**, to-wit:

A parcel of land located in the **SE ¼ of the NW ¼ and the SW ¼ of the NE ¼ of Section 16, Township 22 South, Range 2 West, Shelby County, Alabama**, more particularly described as follows: Commence at the NE corner of said **SE ¼ of the NW ¼** thence in a Southerly direction along the Easterly line of said **SE ¼ of the NW ¼** a distance of **333.69 feet** to the point of beginning; thence **0 deg. 03 mm. 01 sec.** right in a Southerly direction a distance of **648.55 feet** to the beginning of a curve to the left having a radius of **150.00 feet** and a central angle of **22 deg. 06 mm. 25 sec.**; thence left in a Southeasterly direction along the arc of said curve a distance of **57.88 feet** to the beginning of a curve to the left having a radius of **25.00 feet** and a central angle of **95 deg. 01 mm. 10 sec.**; thence left in a Southeasterly and Northeasterly direction along the arc of said curve a distance of **41.46 feet** to the beginning of a curve to the right having a radius of **200.00 feet** and a central angle of **7 deg. 19 mm. 44 sec.**; thence right in a Northeasterly direction

along the arc of said curve a distance of 25.58 feet to the end of said curve; thence continue in a Northeasterly direction along a line tangent from said curve a distance of 222.22 feet to a point on the Southwesterly ROW line of U.S. Highway #31; thence an Interior angle to the left from the last described course of 91 deg. 43 mm. 01 sec. in a Southeasterly direction and along said ROW line a distance of 50.02 feet; thence an interior angle to the left from the last described course of 88 deg. 16 mm. 59 sec. in a Southwesterly direction a distance of 223.72 feet to the beginning of a curve to the left having a radius of 150.00 feet and a central angle of 13 deg. 12 mm. 17 sec.; thence left in a Southwesterly direction along said curve an arc distance of 34.57 feet; thence continue in a Southwesterly direction along a line tangent from said curve, a distance of 72.16 feet; thence an exterior angle to the right from last described course of 123 deg. 44 mm. 52 sec. in Southerly direction a distance of 193.24 feet; thence an Interior angle to the left from the last described course of 88 deg. 45 mm. 28 sec. in a Westerly direction a distance of 575.33 feet; thence an Interior angle to the left from the last described course of 91 deg. 08 mm. 26 sec. in a Northerly direction distance of 969.39 feet; thence an Interior angle to the left from the last described course of 91 deg. 47 mm. 46 sec. in an Easterly direction a distance of 627.35 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Subject property in now known as Lots 4-56 of Hampton Square, recorded in Map Book 42, Page 114 in the Probate Office of Shelby County, Alabama.

Less and except Lots 30, 32, 34, 43 and 44 of Hampton Square, as recorded in Map Book 42, Page 114 which have previously been released and sold by Grantor.

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, Mutual Savings 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 2nd day of July, 2013.

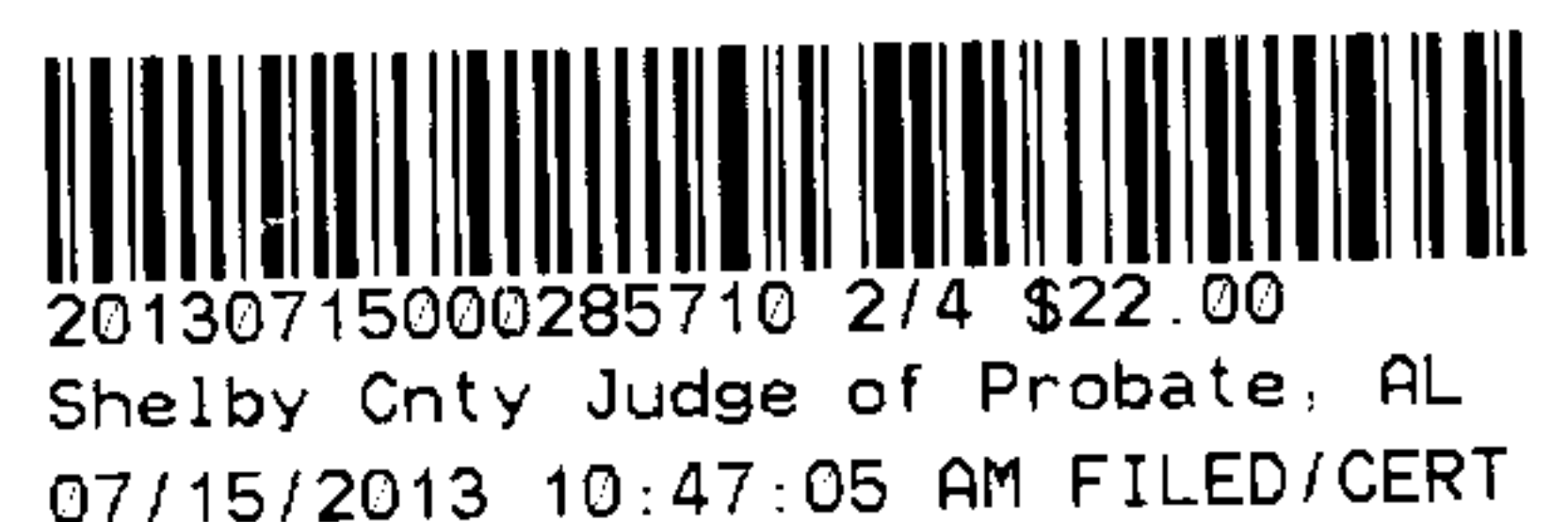
M. Smith RE, LLC,

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

Mutual Savings 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

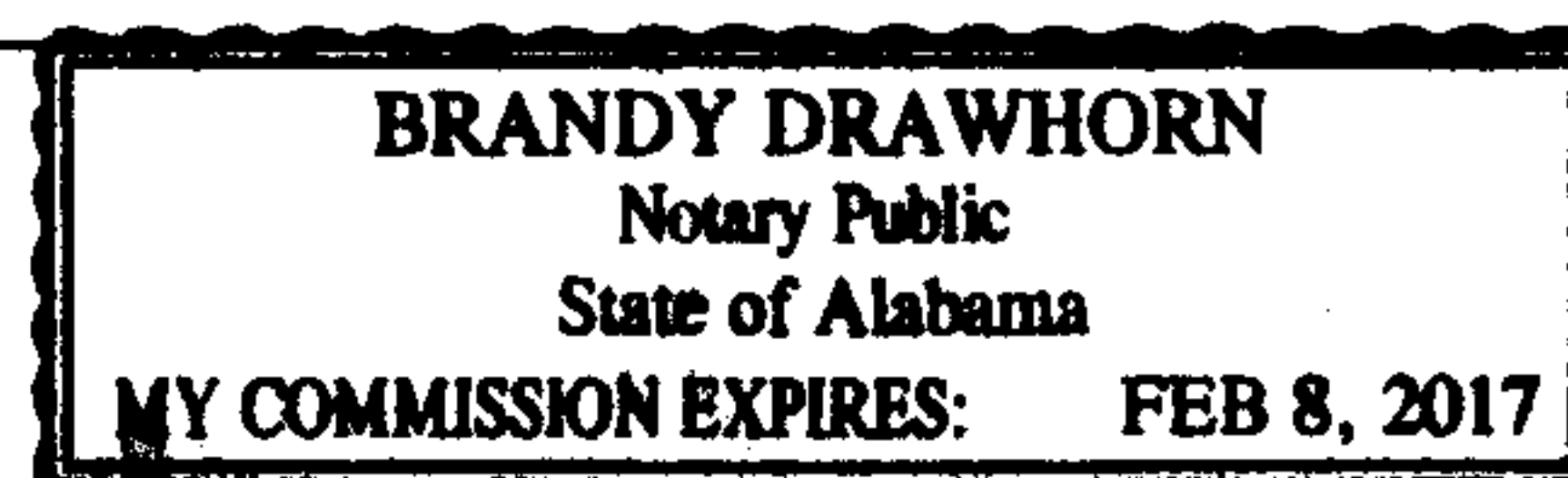


STATE OF ALABAMA
COUNTY OF SHELBY

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 M. Smith RE, LLC**, and as Auctioneer and Attorney-in-Fact for **Mutual Savings 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 **2nd** day of July, 2013.


Notary Public
My Commission expires.




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Grantor's Name: Mutual Savings Credit Union

Mailing Address: P.O. 362045
Birmingham, AL 35236

Property Address: Hampton Square Subdivision
Land

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statements

Grantee's name: Mutual Savings Credit Union

P.O. Box 362045
Birmingham, AL 35236

Date of Sale: 07/02/2013
Total Purchase Price: \$586,974.20
or
Actual Value
or
Assessor's Market Value

☒ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



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