

STATE OF ALABAMA

JEFFERSON COUNTY

SEND TAX NOTICE TO:

America's First Federal Credit Union
P.O. Box 11349
Birmingham, AL 35202

MORTGAGE FORECLOSURE DEED

WHEREAS, CHRISTOPHER D. LABEAU AND SHERRI J. LABEAU, husband and wife and MARY JO LABEAU, a single woman, did on February 3, 2003 execute a mortgage conveyance which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, to America's First Federal Credit Union, and recorded in Inst. No. 20030217000098710, which mortgage did convey the lands hereinafter described to America's First Federal Credit Union; and

WHEREAS, in and by the terms of said mortgage, the mortgagee, America's First Federal Credit Union or any other person conducting said sale for mortgagee, was authorized and empowered to sell the hereinafter described property upon default in the payment of the principal sum secured by said mortgage and the interest thereon, at auction for cash, at the Shelby County Courthouse, in the city of Columbiana, Alabama, after having given notice thereof for (3) three weeks by publication once a week in any newspaper then published in the said County, and execute the proper conveyance to the purchaser and further that the auctioneer or person making the sale was empowered and directed to make and execute a deed to the purchaser in the name of the mortgagors; 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 therefor; and


WHEREAS, there was a default in the payment of the indebtedness secured by said mortgage, and the said America's First Federal Credit Union did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice as required in said mortgage of the time, place, and term of said sale, together with a description of said property to be sold and the purpose of said sale by publication once a week for three successive weeks viz: May 22, 2013, May 29, 2013 and June 5, 2013, in the *Shelby County Reporter*, a newspaper of general circulation, then and now published in Shelby County Alabama; and

WHEREAS, pursuant to said notice, said property was offered for sale at public outcry during the legal hours of sale by J. Christopher Parker, as attorney in fact for the mortgagors and as attorney in fact for said mortgagee, and as auctioneer and person making the sale at the Shelby County Courthouse, in the city of Columbiana, Alabama, on July 30, 2013, said foreclosure was duly and properly conducted, and at said sale America's First Federal Credit Union was the highest bidder for the said property for the sum of **Twenty-Six Thousand Nine Hundred Twenty-Eight and 56/100 Dollars (\$26,928.56)**, and said property was sold to the said America's First Federal Credit Union at the sum, aforesaid.

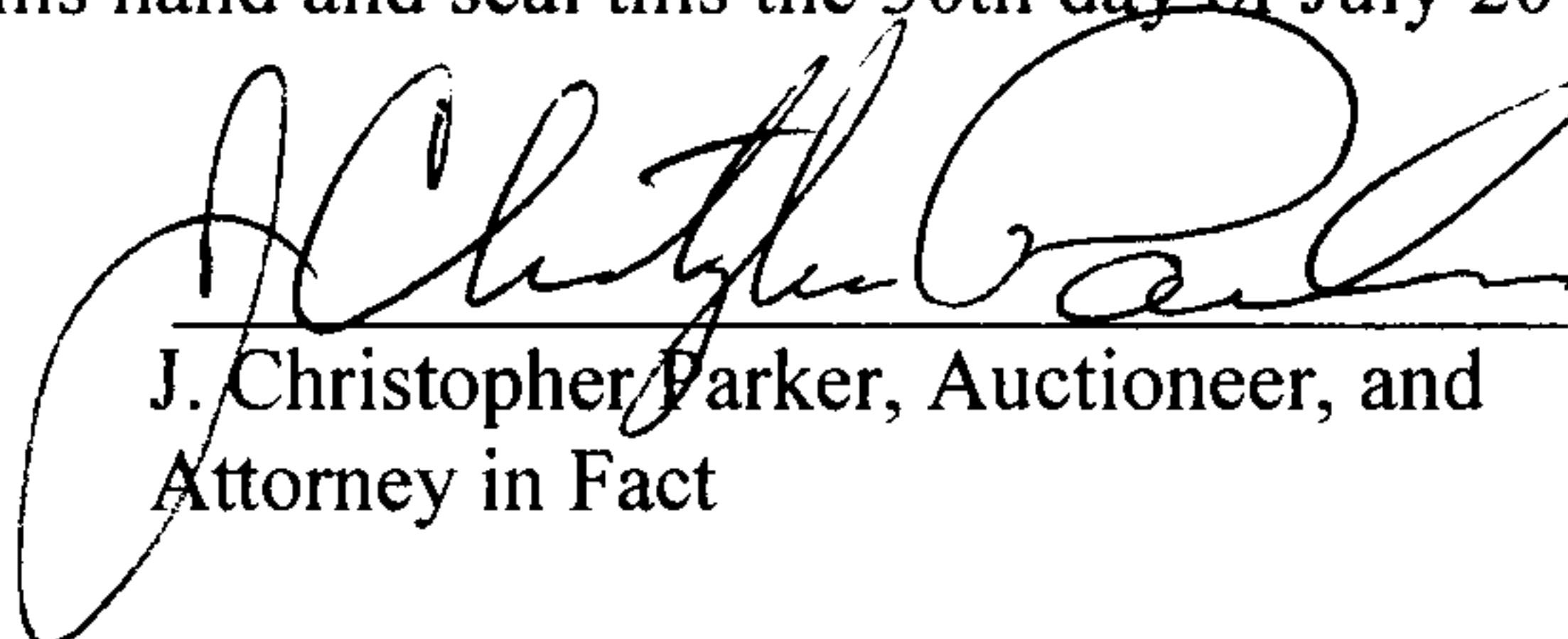
NOW THEREFORE, the premises considered, the said mortgagee, America's First Federal Credit Union, by and through its attorney in fact, J. Christopher Parker, duly authorized as aforesaid and as the auctioneer and person making the sale, by virtue of, and in execution of the powers contained in said mortgage conveyance as aforesaid, for and in consideration of the sum of **Twenty-Six Thousand Nine Hundred Twenty-Eight and 56/100 Dollars (\$26,928.56)** which sum of money was offered to credit on the indebtedness secured by said mortgage, the said America's First Federal Credit Union by and through J. Christopher Parker as Auctioneer conducting said sale and as attorney in fact for America's First Federal Credit Union and the said J. Christopher Parker as Auctioneer conducting said sale, does hereby **GRANT, BARGAIN, SELL, and CONVEY** unto the said America's First Federal Credit Union the following described real estate lying and being situated in the County of Shelby, State of Alabama, to-wit:

Lot 51, according to the Survey of Shelby Forest Estates, 2nd Sector, as recorded in Map Book 23, Pages 24 A & B, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said America's First Federal Credit Union FOREVER; subject, however to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama. This conveyance is made subject to unpaid taxes and assessments, if any, and is subject to all easements, rights-of-way, covenants and restrictions of record affecting said property.


20130730000308920 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
07/30/2013 12:00:11 PM FILED/CERT

IN WITNESS WHEREOF, America's First Federal Credit Union has caused this instrument to be executed by and through J. Christopher Parker as Auctioneer conducting said sale, and as attorney in fact, and J. Christopher Parker as Auctioneer conducting said sale, has hereunto set his hand and seal this the 30th day of July 2013.


J. Christopher Parker, Auctioneer, and
Attorney in Fact

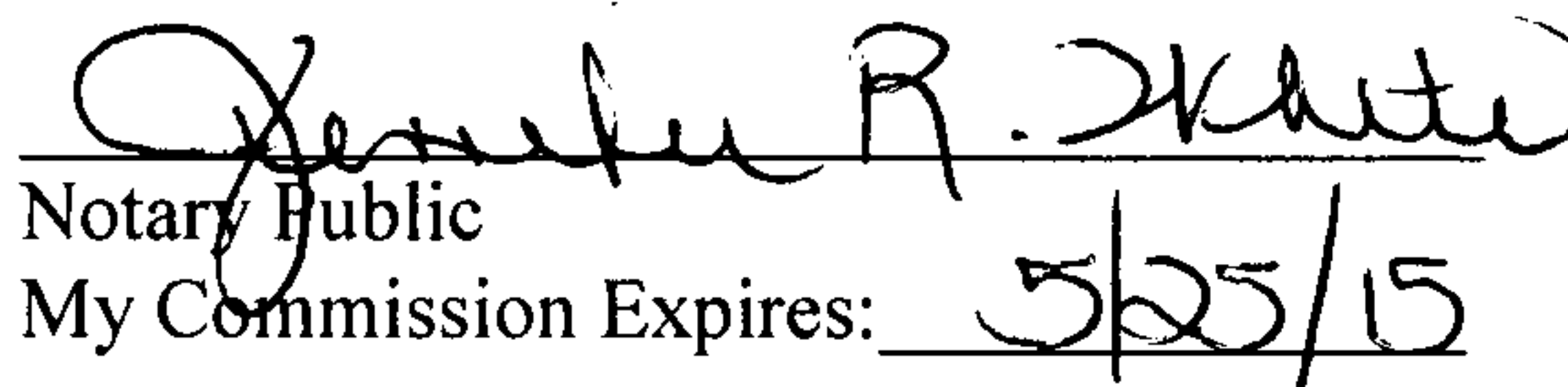
STATE OF ALABAMA

JEFFERSON COUNTY

ACKNOWLEDGMENT

I, the undersigned, a Notary Public for the said County and State, hereby certify that J. Christopher Parker Whose name as Auctioneer and Attorney in Fact for America's First Federal Credit Union 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 the conveyance, he, in his capacity as said Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 30th day of July 2013.


Notary Public
My Commission Expires: 5/25/15

THIS INSTRUMENT PREPARED BY:


J. Christopher Parker
Attorney for Mortgagee
1200 4th Ave N
Birmingham, AL 35203
(205) 320-4021

Mortgagee/Grantor/Grantee Address:

P.O. Box 11349
Birmingham, AL 35202

Property Address:

605 Shelby Forest Trail
Chelsea, AL 35043


20130730000308920 2/3 \$20.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name America's First Federal CU
Mailing Address P.O. Box 11349
Birmingham, AL 35202

Grantee's Name America's First Federal Credit Union
Mailing Address P.O. Box 11349
Birmingham, AL 35202

Property Address 605 Shelby Forest Trail
Chelsea, AL 35043

Date of Sale July 30, 2013
Total Purchase Price \$ \$26,928.56
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Bid at Foreclosure

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 07/30/2013

Print J. Christopher Parker

Unattested

Sign J. Christopher Parker
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20130730000308920 3/3 \$20.00
Shelby Cnty Judge of Probate, AL
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Form RT-1