


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


20130731000311030 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
07/31/2013 10:32:22 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: on **May 10, 2010**, **Robert Scott Lyerly and wife, Jennifer Kate Lyerly**, executed a certain mortgage on property hereinafter described to **G. Dennis O'Brien and wife, Jeannene P. O'Brien**, which mortgage is recorded in **Instrument 20100512000149570**, 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 **G. Dennis O'Brien and wife, Jeannene P. O'Brien**, 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 **July 03, 2013; July 10, 2013; and July 17, 2013**; and

WHEREAS, on **July 26th, 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 **G. Dennis O'Brien and wife, Jeannene P. O'Brien**, 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 **G. Dennis O'Brien and wife, Jeannene P. O'Brien**, and whereas **G. Dennis O'Brien and wife, Jeannene P. O'Brien** were the highest bidders and best bidders, in the amount of **One Hundred Forty Thousand Dollars and 00/100 (\$140,000.00)** on the indebtedness secured by said mortgage, said **G. Dennis O'Brien and wife, Jeannene P. O'Brien**, by and through Foster D. Key as auctioneer conducting said sale and as **attorney-in-fact for Robert Scott Lyerly and wife, Jennifer Kate Lyerly**, does hereby grant, bargain, sell and convey unto **G. Dennis O'Brien and wife, Jeannene P. O'Brien**, the following-described property situated in **Shelby County, Alabama**, to-wit:

Lot 73, Falliston, Sector 3-Phase I, as recorded in Map Book 20, Page 140, in the Probate Office 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 **G. Dennis O'Brien and wife, Jeannene P. O'Brien**, have 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 **26th day of July, 2013.**

Robert Scott Lyerly and wife, Jennifer Kate Lyerly,

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



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G. Dennis O'Brien and wife, Jeannene P. O'Brien,

By: *Foster D Key*
FOSTER D. KEY
AUCTIONEER AND ATTORNEY-IN-FACT

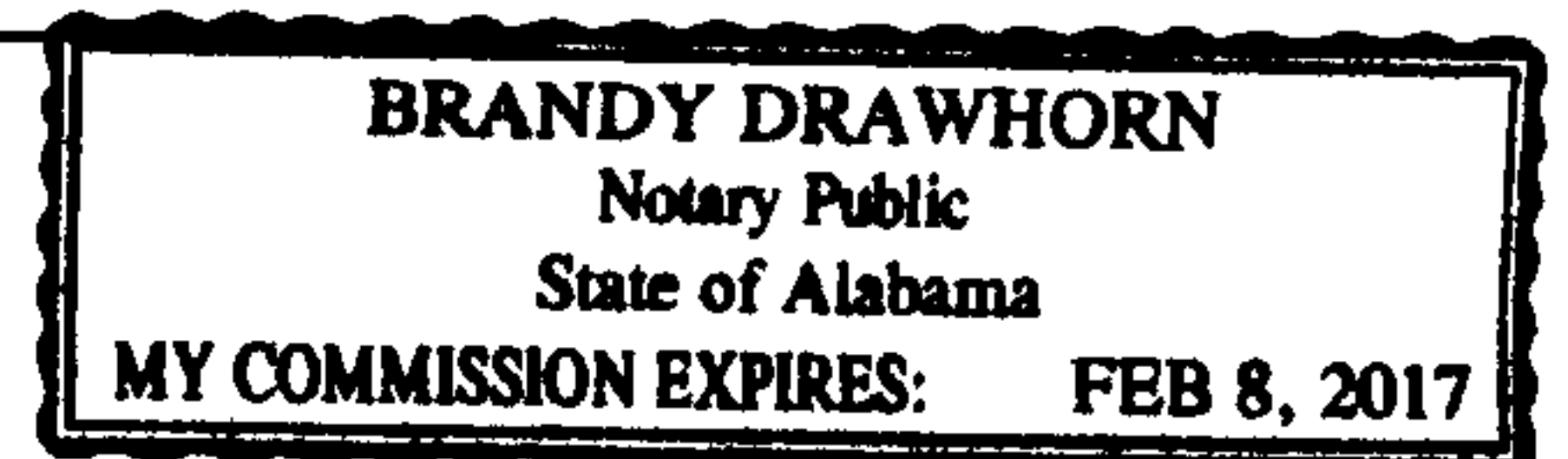
By: *Foster D Key*
FOSTER D. KEY
AUCTIONEER CONDUCTING SAID SALE

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 Robert Scott Lyerly and wife, Jennifer Kate Lyerly and as Auctioneer and Attorney-in-Fact for G. Dennis O'Brien and wife, Jeannene P. O'Brien,** 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 **26th day of July, 2013.**

Brandy Drawhorn
Notary Public
My Commission expires: _____



Grantor's Name: G. Dennis O'Brien and
wife, Jeannene P. O'Brien

Mailing Address: 2707 Highway 52
Helena, AL 35080

Property Address: 3007 Bowron Road
Helena, AL 35080


☐ Bill of Sale
☐ Sales Contract
☐ Closing Statements

Grantee's name: G. Dennis O'Brien and
wife, Jeannene P. O'Brien

2707 Highway 52
Helena, AL 35080

Date of Sale: 07/26/2013
Total Purchase Price: \$140,000.00
or
Actual Value
or
Assessor's Market Value

☒ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____


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