

THIS INSTRUMENT WAS PREPARED BY:

FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236-0345

STATE OF ALABAMA
SHELBY COUNTY



20130813000330430 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/13/2013 02:38:49 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: on November 20, 2008, Kenneth Scott Morris and wife, Joy Elizabeth Morris, executed a certain mortgage on property hereinafter described to Gerald Dennis O'Brien and wife, Jeannene O'Brien, which mortgage is recorded in Instrument 20081124000448340, 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 **Gerald Dennis O'Brien and wife, Jeannene 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 17, 2013; July 24, 2013; and July 31, 2013**; and

WHEREAS, on **August 13th, 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 **Gerald Dennis O'Brien and wife, Jeannene 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 **Gerald Dennis O'Brien and wife, Jeannene O'Brien**, and whereas **Gerald Dennis O'Brien and wife, Jeannene O'Brien** were the highest bidders and best bidders, in the amount of **One Hundred Ten Thousand Dollars and 00/100 (\$110,000.00)** on the indebtedness secured by said mortgage, said **Gerald Dennis O'Brien and wife, Jeannene O'Brien**, by and through Foster D. Key as auctioneer conducting said sale and as attorney-in-fact for **Kenneth Scott Morris and wife Joy Elizabeth Morris**, does hereby grant, bargain, sell and convey unto **Gerald Dennis O'Brien and wife, Jeannene O'Brien**, the following-described property situated in **Shelby County, Alabama**, to-wit:

Lot 90, according to the Survey of Braelinn Village, Phase 1, as recorded in Map Book 11, Page 100, 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 **Gerald Dennis O'Brien and wife, Jeannene 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 13th day of August, 2013.

Kenneth Scott Morris and wife, Joy Elizabeth Morris,

By: Foster D Key

FOSTER D. KEY, ATTORNEY-IN-FACT

Gerald Dennis O'Brien and wife, Jeannene 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

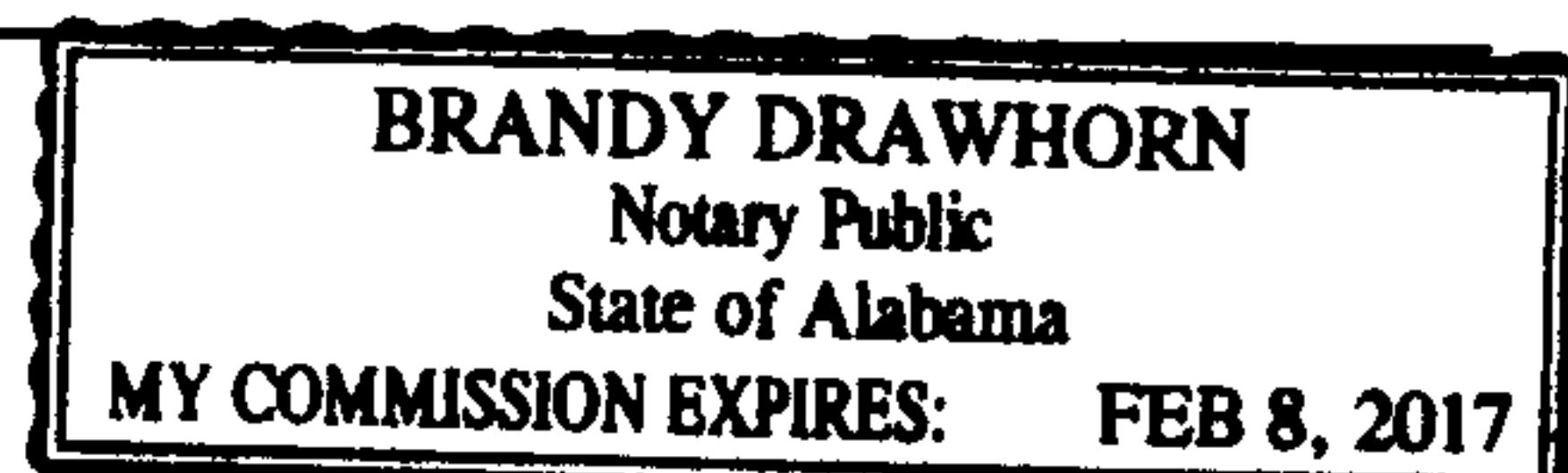
I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Foster D. Key, **whose name as Attorney-in-Fact for Kenneth Scott Morris and wife, Joy Elizabeth Morris** and as Auctioneer and Attorney-in-Fact for **Gerald Dennis O'Brien and wife, Jeannene O'Brien**, and 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 13th day of August, 2013.

Brandy Drawhorn

Notary Public

My Commission expires:



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Grantor's Name: Gerald Dennis O'Brien and
wife, Jeannene O'Brien

Mailing Address: 2707 Highway 52
Helena, AL 35080

Property Address: 3000 O'Connor Court
Helena, AL 35080

Bill of Sale
 Sales Contract
 Closing Statements

Grantee's name: Gerald Dennis O'Brien and
wife, Jeannene O'Brien

2707 Highway 52
Helena, AL 35080

Date of Sale: 08/13/2013
Total Purchase Price: \$110,000.00
or
Actual Value
or
Assessor's Market Value

Front of Foreclosure Deed
 Appraisal
 Other _____



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