

STATE OF ALABAMA)
COUNTY OF SHELBY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that **DEBRA TYNES**, executed and delivered that certain mortgage recorded May 20, 2008, at instrument 20080520000206520 in the records of the Office of the Judge of Probate of Shelby County, Alabama, in favor of the Mortgagee, **HANCOCK BANK**, a Mississippi state chartered bank, successor by assignment from Whitney Bank, a Louisiana state chartered bank, f/k/a Hancock Bank of Louisiana, successor by merger with Whitney National Bank, N. A., said assignment being recorded at instrument 20130809000326150 in the records of the Office of the Judge of Probate of Shelby County, Alabama, said mortgage covering the real property hereinafter described; and

WHEREAS, said mortgage provides that upon the happening of any default in the payment of the indebtedness secured thereby, the Mortgagee is vested with the right to sell the property described in the mortgage at public outcry to the highest bidder for cash, and reserves the right of the Mortgagee to bid at the public auction like a stranger thereto; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and **HANCOCK BANK** declared said mortgage in default and all of the indebtedness secured by said mortgage immediately due and payable; and

WHEREAS, notice of the foreclosure sale was given by publication in *The Shelby County Reporter* a newspaper of general circulation in Shelby County, Alabama, in the issues dated August 14, 2013; August 21, 2013; and August 28, 2013; and

WHEREAS, in accordance with said published notice, **HANCOCK BANK** did cause the undersigned, Michael T. Atchison, as Auctioneer, to offer said property for sale at public auction, to the highest bidder for cash, in front of the main entrance of the Shelby County Courthouse, during the legal hours of sale on the 4th day of September, 2013 in strict conformity with the power of sale contained in said mortgage, and **HANCOCK BANK** became the purchasers of said hereinafter described property, the sum of ONE HUNDRED SEVENTEEN THOUSAND NINE HUNDRED SIXTY-EIGHT AND 00/100 DOLLARS (\$117,968.00), being the highest and best bid for said property.


20130917000376610 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
09/17/2013 02:25:56 PM FILED/CERT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that, in consideration of the premises and the sum of ONE HUNDRED SEVENTEEN THOUSAND NINE HUNDRED SIXTY-EIGHT AND 00/100 DOLLARS (\$117,968.00) credited toward the indebtedness secured by the mortgage by **HANCOCK BANK**, a Mississippi stated chartered bank, hereinafter referred to as Grantee or Mortgagee, **DEBRA TYNES**, hereinafter called Grantor or Mortgagor, by and through **HANCOCK BANK**, under and by virtue of the authority provided by law and said mortgage, by and through Michael T. Atchison, in his capacity as auctioneer and attorney, does hereby quitclaim and convey unto the Grantee, subject to the restrictions and limitations herein set forth, the following described real property located in the County of Shelby, State of Alabama, to-wit:

Lot 646, according to Survey of Waterford Cove, Sector 4, as recorded in Map Book 36, Page 17, in the Probate Office of Shelby County, Alabama.

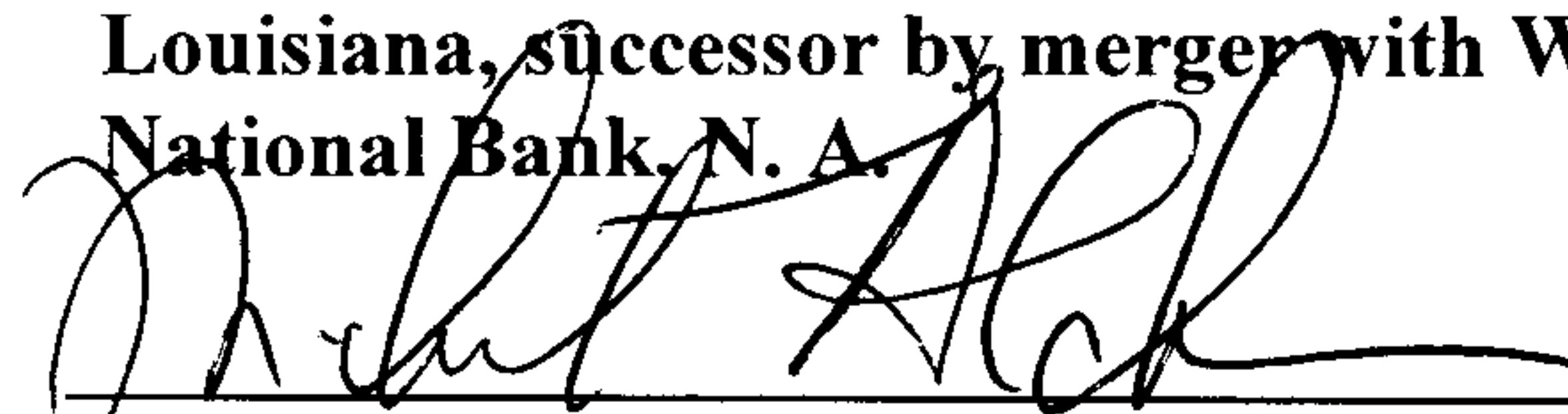
TO HAVE AND TO HOLD the above described property and any improvements, AS IS WHERE IS WITH ALL FAULTS, unto the Grantee in fee simple forever; subject to, however, the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, taxes and the lien for ad valorem taxes that may now be due or which may hereafter become due and all matters affecting the property of record in the office of the Judge of Probate Court of Shelby County, Alabama.

IN WITNESS WHEREOF, the Mortgagee has caused this instrument to be executed by Michael T. Atchison, as auctioneer and attorney, on this the 12th day of September, 2013.

GRANTOR:

DEBRA TYNES, Mortgagor

By: HANCOCK BANK, a Mississippi state chartered bank, successor by assignment from Whitney Bank, a Louisiana state chartered bank, f/k/a Hancock Bank of Louisiana, successor by merger with Whitney National Bank, N. A.



By: Michael Atchison

As: Auctioneer/Attorney



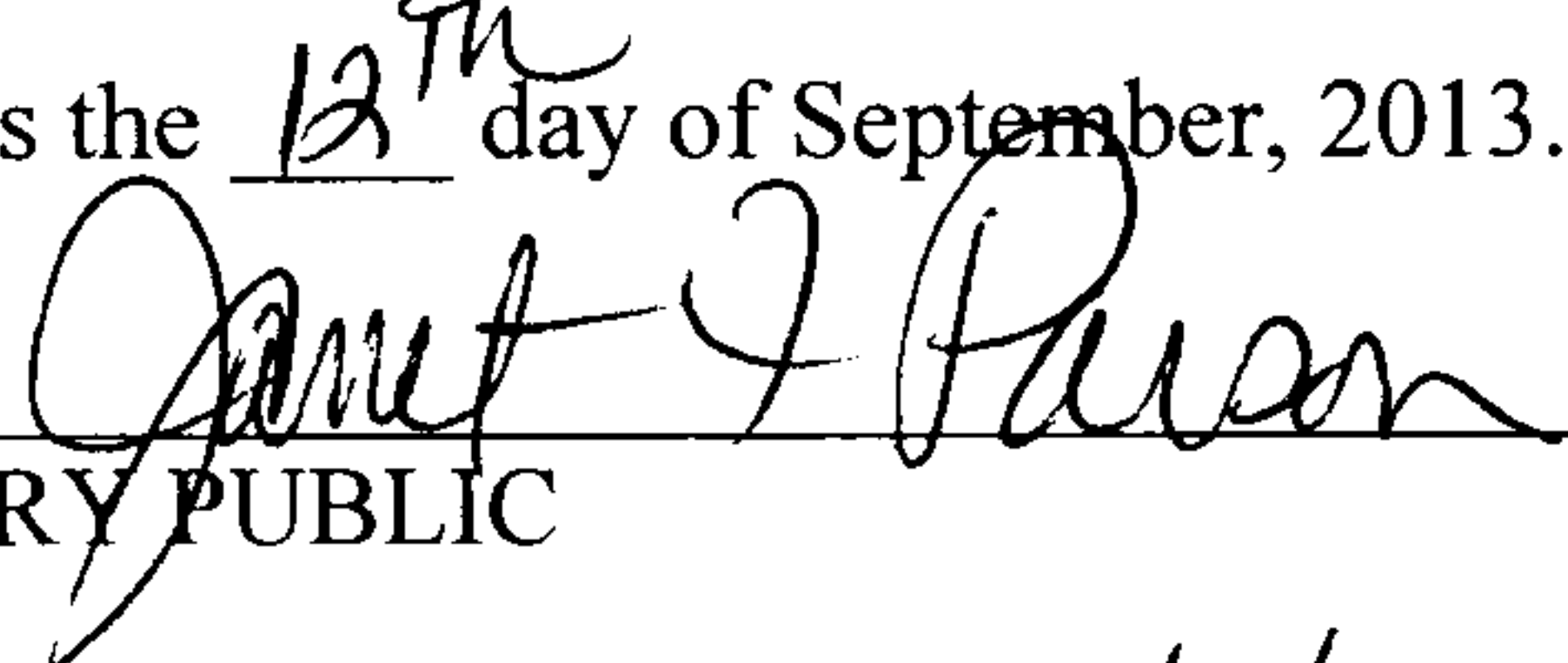
20130917000376610 2/3 \$24.00
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STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Michael T. Atchison, as Attorney/Auctioneer, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, and in such capacity, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 12th day of September, 2013.



NOTARY PUBLIC

My Commission Expires: 10/4/14

Grantee's Address/Send Tax Notices To:

Hancock Bank
Attn: Tax Department
2510 14th Street
Gulfport, MS 39501

Instrument Prepared by:
Robert C. Matthews, Esq.
Phelps Dunbar, LLP
2 North Royal Street
Mobile, Alabama 36602

