

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA) James M. Tuner (aka James M. Turner) and Kathy S. Turner
COUNTY OF Shelby) MMC#51308319
MAP#12-0469

KNOW ALL MEN BY THESE PRESENTS: That, James M. Tuner a married man and his wife, Kathy S. Turner (James M. Tuner aka James M. Turner) did, on to-wit: the 15th day of October, 2003 execute a mortgage to Hogarty Funding Group, which mortgage is recorded in Instrument No. 20031218000814950 re-recorded in Instrument 20110321000088210; said mortgage transferred and assigned to American Financial Network, Inc. and recorded in Instrument No. 20031218000814960 re-recorded in 20110321000088220; said mortgage transferred and assigned to Washington Mutual Bank f/k/a Washington Mutual Bank, F.A. in instrument number 20110321000088270; said mortgage transferred and assigned to Mortgage Electronic Registration Systems, Inc. and recorded in Inst. 20070611000272010 re-recorded in 20110321000088230 and in instrument number 20080723000296690 and re-recorded in instrument number 20110321000088250; said mortgage transferred and assigned to MidFirst Bank in instrument number 20080618000247850 and re-recorded in instrument number 20110321000088240. (A modification of said mortgage with Mortgage Electronic Registration Systems, Inc. and MidFirst Bank on August 18, 2008 recorded in instrument number 20081010000401490 and re-recorded in 20110321000088260. The names James M. Tuner is deleted from the above documents and James M. Turner is substituted in its placed pursuant to Shelby County Circuit Court Order dated 3rd day of September, 2013 in Case Number CV-2013-900318.00.) et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said MidFirst Bank did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof, by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of October 23, October 30, November 6, and November 13, 2013 ; and

WHEREAS, on the 21st day of November, 2013, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly continued to the 12th day of December, 2013 by public announcement at the main entrance of the Shelby County Courthouse, Columbiana, Alabama. MidFirst Bank did give due and proper notice of continuation of the Mortgage Foreclosure Sale by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 11, 2013; and

WHEREAS, on the 21st day of November, 2013, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and MidFirst Bank did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter, described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of MidFirst Bank in the amount of **One Hundred Thirty One Thousand Two Hundred Seventy Eight and 45/100ths Dollars (\$131,278.45)**, which sum the said MidFirst Bank offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said MidFirst Bank; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW THEREFORE, in consideration of the premises and of **One Hundred Thirty One Thousand Two Hundred Seventy Eight and 45/100ths Dollars (\$131,278.45)**, cash, the said James M. Tuner a married man and his wife, Kathy S. Turner (James M. Tuner aka James M. Turner), acting by and through the said MidFirst Bank by Mark A. Pickens, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee or Mortgagee, and the said MidFirst Bank, by Mark A. Pickens, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Mark A. Pickens, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto MidFirst Bank the following described real estate situated in Shelby County, Alabama to wit:

Lot 11, Block 2, according to the Survey of Pine Hills Subdivision, as recorded in Map Book 4, Page 45 in the Probate Office of Shelby County, Alabama.


The 2003 Southern Energy mobile home, serial number DSEAL15A87ABC made a part of this mortgage is taxable solely as real estate and there are no outstanding personal property or motor vehicle taxes.

Property being sold "AS IS". Property is subject to any title deficiencies. No representation is made as to the title to the subject property

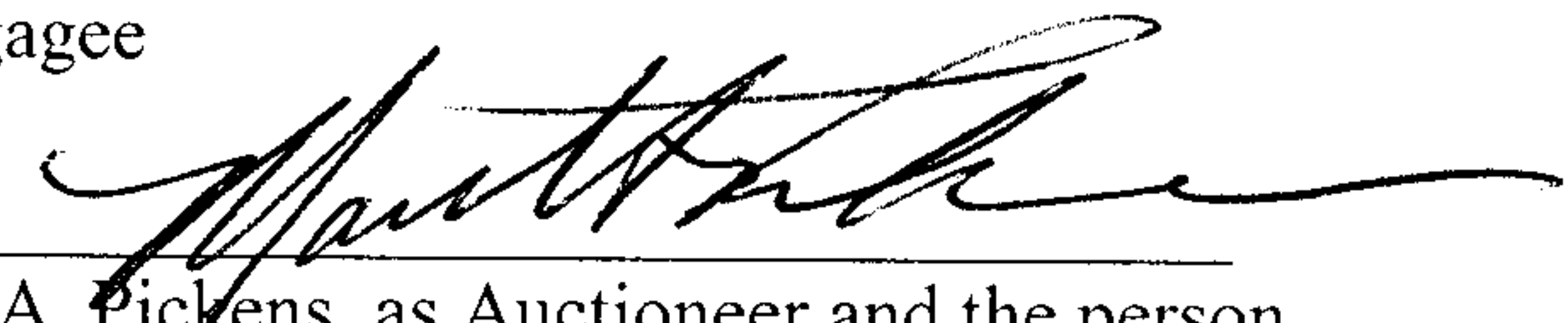
TO HAVE AND TO HOLD THE above described property unto MidFirst Bank forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

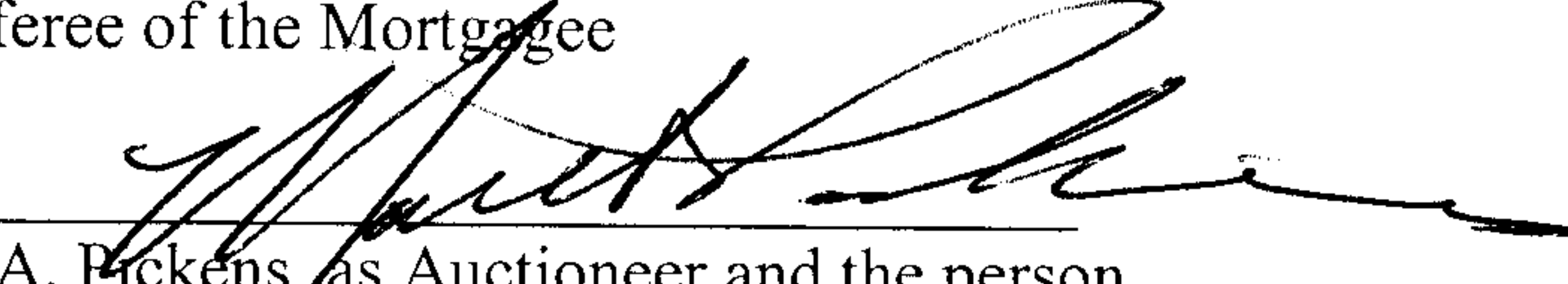
IN WITNESS WHEREOF, the said MidFirst Bank, has caused this instrument to be executed by Mark A. Pickens, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Mark A. Pickens, has executed this instrument in his capacity as such auctioneer on this the 12th day of December, 2013 .


James M. Tuner a married man and his wife,
Kathy S. Turner (James M. Tuner aka James M.
Turner) Mortgagor(s)
By: MidFirst Bank Mortgagee or Transferee of
Mortgagee

By: 
Mark A. Pickens, as Auctioneer and the person
conducting said sale for the Mortgagee or
Transferee of Mortgagee

MidFirst Bank Mortgagee or Transferee of
Mortgagee

By: 
Mark A. Pickens, as Auctioneer and the person
conducting said sale for the Mortgagee or
Transferee of the Mortgagee

By: 
Mark A. Pickens, as Auctioneer and the person
conducting sale for the Mortgagee or Transferee
of Mortgagee


20140127000024560 2/3 \$39.00
Shelby Cnty Judge of Probate, AL
01/27/2014 09:56:31 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Mark A. Pickens, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my name and official seal this the 12th day of December, 2013 .


NOTARY PUBLIC

COMMISSION EXPIRES: 10-24-17

GRANTEE'S ADDRESS:

P. O. Box 268950
Oklahoma City, OK 73126

Instrument prepared by:
MARK A. PICKENS, P.C.
Post Office Box 59372
Birmingham, Alabama 35259
MAP# 12-0469

Grantor's Name:

*Kathy S. Turner
161 Meadow Drive
Vincennes AL 35178*

Property address:

*161 Meadow Drive
Vincennes AL 35178*



20140127000024560 3/3 \$39.00
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