

THIS INSTRUMENT WAS PREPARED BY:

ML Michael Lindsey, Esq.
2110 Devereux Circle
Birmingham, AL 35243

SEND TAX NOTICES TO:

Avalanche Investment Inc.
236 Riverfront St
Shelby, AL 35143

GRANTOR

Cynthia L. Moore
3100 HIGHWAY 17
MONTEVALLO, AL 35115

GRANTEE


Avalanche Investment Inc.
236 Riverfront St
Shelby, AL 35143

Obie D. Moore
3100 HIGHWAY 17
MONTEVALLO, AL 35115

Property Address: 3068 HWY 17, MONTEVALLO, AL 35115
Purchase Price: \$10,501.00 ***Mortgagee credit***
Sale Date: August 26, 2014

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED


20140828000271500 1/4 \$34.00
Shelby Cnty Judge of Probate, AL
08/28/2014 04:01:15 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on February 11, 2005, Obie D. Moore and wife, Cynthia L. Moore, executed a certain mortgage on the property hereinafter described to American General Financial Services of Alabama, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20050224000088370; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said

sale; 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Springleaf Financial Services of Alabama, Inc. f/k/a American General Financial Services, Inc. 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 by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of July 30, 2014, August 6, 2014, August 13, 2014; and

WHEREAS, on August 26, 2014, 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 and properly conducted, and Jimmie Raye Newman did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Jimmie Raye Newman was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Springleaf Financial Services of Alabama, Inc. f/k/a American General Financial Services, Inc.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Avalanche Investment Inc., in the amount of \$10,501.00, which sum of money Springleaf Financial Services of Alabama, Inc. f/k/a American General Financial Services, Inc. offered to credit on the indebtedness secured by said mortgage, and the said Springleaf Financial Services of Alabama, Inc. f/k/a American General Financial Services, Inc., by and through Jimmie Raye Newman, as Auctioneer conducting said sale and as Attorney-in-Fact for Springleaf Financial Services of Alabama, Inc. f/k/a American General Financial Services, Inc., does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Avalanche

Investment Inc., the following described property situated in Shelby County, Alabama, to-wit:


A parcel of property situated in the NE 1/4 of the SE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at a point where the south right of way line of Shelby County Highway No. 22 intersects the westerly right of way line of the Old Southern Railroad Track and run thence North 89 degrees 39 minutes 06 seconds West along the said south line of said Highway 22 a distance of 335.28 feet to the intersection point of said Highway 22 and the east margin of Shelby County Highway No. 17; Thence run S 15 degrees 13 minutes 48 seconds W along said east margin of said highway 17 a distance of 417.44 feet to a set rebar corner and the point of beginning of the property being described; Thence run S 15 degrees 46 minutes 46 seconds W along said margin of said highway 17 a distance of 250.69 feet to a corner; Thence run S 19 degrees 07 minutes 32 seconds W along same said east margin of same said highway 17 a distance of 157.90 feet to a corner; thence run S 20 degrees 19 minutes 15 seconds W along same said margin of same said highway 17 a distance of 62.21 feet to a found bolt corner on the intersection of the east margin of Shelby County Highway No. 17 and the north margin of an old railroad spur track in a curve to the left having a central angel of 35 degrees 37 minutes 25 seconds and a radius of 543.48 feet; thence run east-northeasterly along the said north right of way line of said railroad spur track an arc distance of 337.91 feet to a set rebar corner; Thence run N 10 degrees 37 minutes 20 seconds E a distance of 329.38 feet to a set rebar corner; Thence run N 16 degrees 40 minutes 14 seconds W a distance of 118.02 feet to a fence corner; Thence run S 85 degrees 17 minutes 30 seconds W a distance of 217.24 feet to the point of beginning, containing 3.0 acres, more or less.

TO HAVE AND TO HOLD the above described property to Avalanche Investment Inc. and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redcem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Springleaf Financial Services of Alabama, Inc. f/k/a American General Financial Services, Inc. and Obie D. Moore and Cynthia L. Moore have caused this instrument to be executed by and through Jimmie Raye Newman, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Jimmie Raye Newman, as Auctioneer conducting said sale on August 26, 2014.

Springleaf Financial Services of Alabama, Inc. f/k/a American General Financial Services, Inc.

By:


Jimmie Raye Newman, Attorney-in-Fact



20140828000271500 3/4 \$34.00
Shelby Cnty Judge of Probate, AL
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Obie D. Moore and Cynthia L. Moore

By:

Jimmie Raye Newman
Jimmie Raye Newman, The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact

By:

Jimmie Raye Newman
Jimmie Raye Newman, As the Auctioneer and person making said sale

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jimmie Raye Newman, whose name as Attorney-in-Fact for Obie D. Moore and Cynthia L. Moore, and whose name as Attorney-in-Fact and agent for Springleaf Financial Services of Alabama, Inc. f/k/a American General Financial Services, Inc.; and whose name as Auctioneer and person making said sale, 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 said conveyance, he/she, in his/her capacity as such Attorney-in-Fact and agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, on this 28th day of August, 2014.

Dorothy M. Veitch

Notary Public

My Commission Expires:

6-28-18



Dorothy M. Veitch
Notary Public
State of Alabama
Alabama State at Large



20140828000271500 4/4 \$34.00
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Shelby County, AL 08/28/2014
State of Alabama
Deed Tax: \$11.00