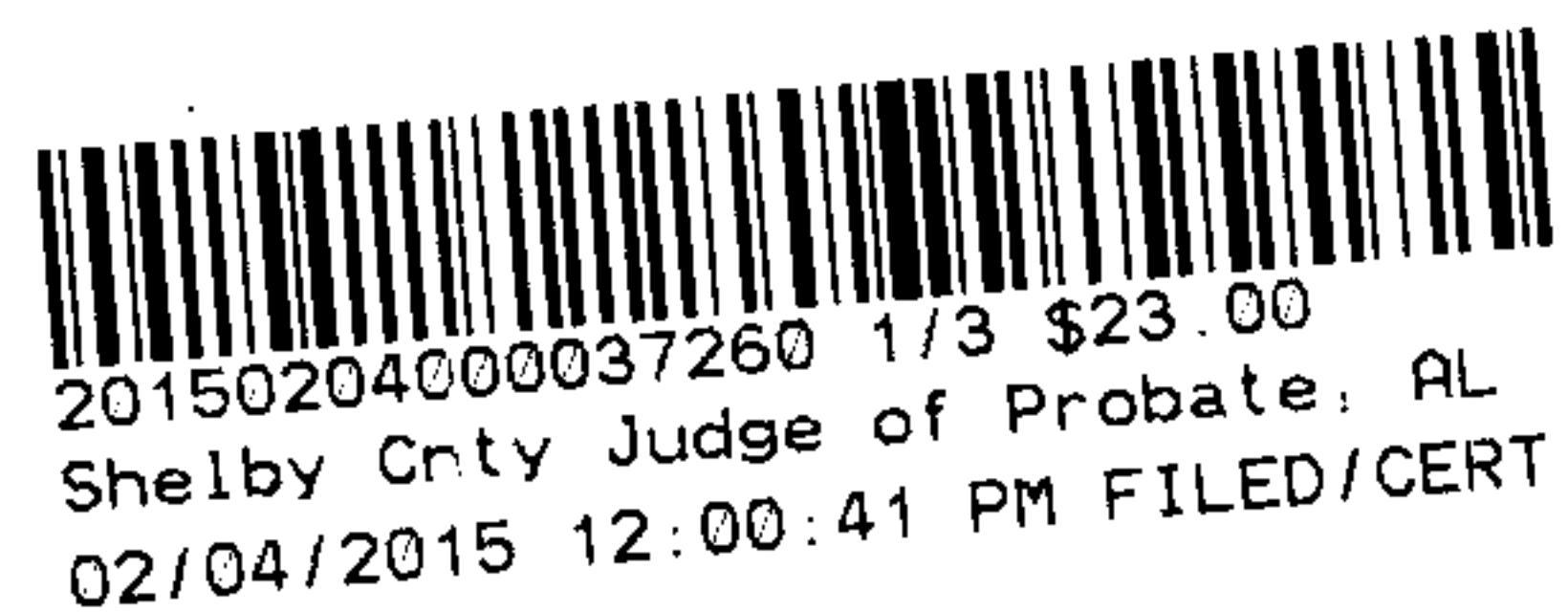


THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236-0345



STATE OF ALABAMA
SHELBY COUNTY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: on **September 04, 2007, Michael S. Thomas and Stephanie L. Thomas, husband and wife**, executed a certain mortgage on property hereinafter described to **First Educators Credit Union n/k/a AlaTrust Credit Union**, which mortgage is recorded in **Instrument Number 20070919000439280**, 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 **First Educators Credit Union n/k/a AlaTrust Credit Union**, 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 **December 24, 2014; December 31, 2014; and January 07, 2015**; and

WHEREAS, on **January 28th, 2015**, 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 **First Educators Credit Union n/k/a AlaTrust Credit Union**, 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 **AlaTrust Credit Union**, and whereas **AlaTrust Credit Union**, was the highest bidder and best bidder, in the amount of **Two Hundred Thirty Six Thousand Eight Hundred Fifty Four Dollars and 56/100 (\$236,854.56)** on the indebtedness secured by said mortgage, said **AlaTrust Credit Union**, by and through Foster D. Key as auctioneer conducting said sale and as attorney-in-fact for **Michael S. Thomas and Stephanie L. Thomas, husband and wife**, does hereby grant, bargain, sell and convey unto **AlaTrust Credit Union**, the following-described property situated in **Shelby County, Alabama**, to-wit:

Lot 1322 according to the survey of Weatherly 13th Sector, Phase 2, as recorded in Map Book 22, Page 3, in the Probate Office of Shelby County, Alabama. Mineral and mining rights reserved.

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 **First Educators Credit Union n/k/a AlaTrust Credit Union**, has

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 **28th day of January, 2015.**

Michael S. Thomas and Stephanie L. Thomas, husband and wife,

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

First Educators Credit Union n/k/a AlaTrust Credit Union,

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

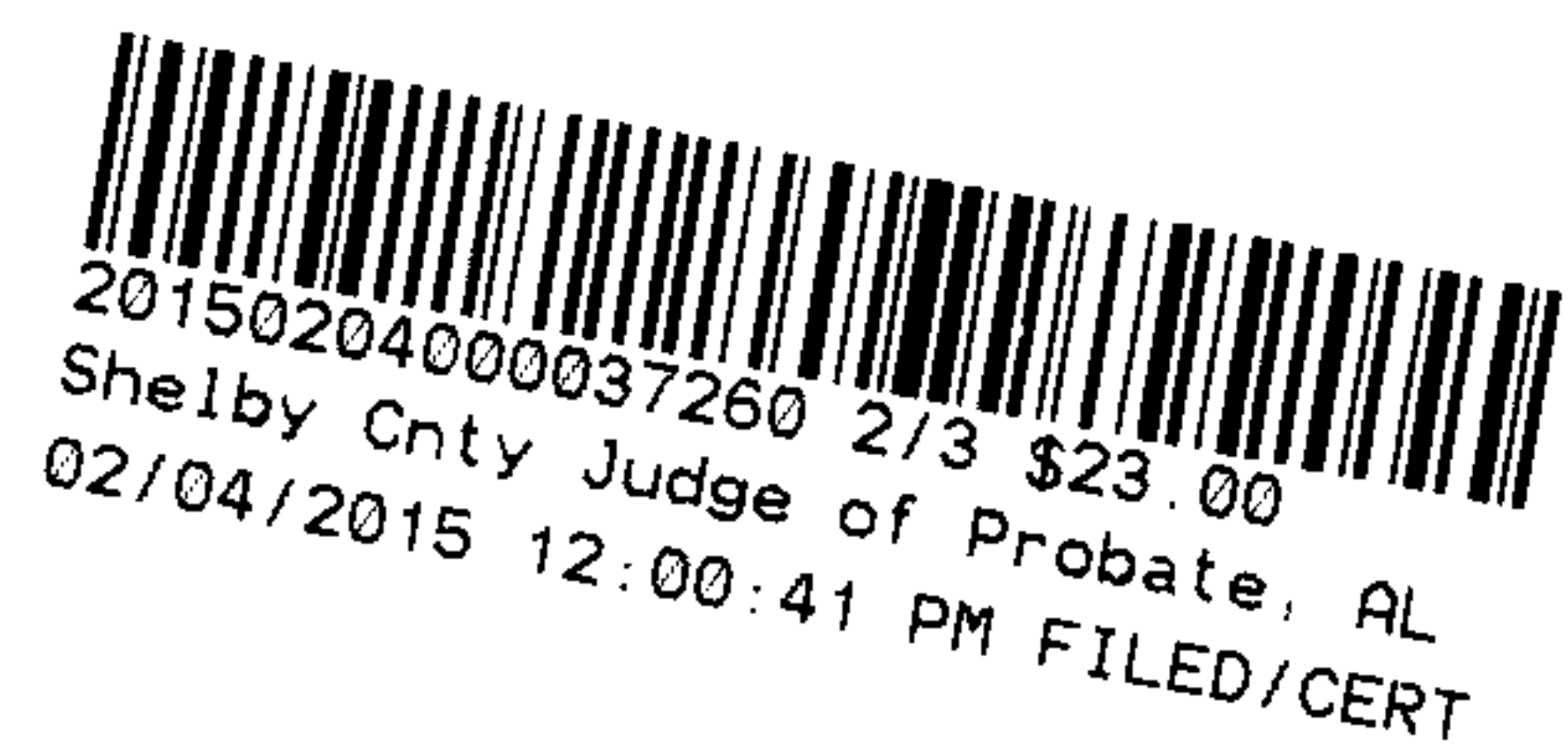
By: *Foster D Key*
FOSTER D. KEY
AUCTIONEER CONDUCTING SAID SALE

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 Michael S. Thomas and Stephanie L. Thomas, husband and wife,** and as Auctioneer and Attorney-in-Fact for **First Educators Credit Union n/k/a AlaTrust Credit Union,** 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 **28th day of January, 2015.**

Kristel Karu Wittmeier
Notary Public
My Commission expires: _____



Grantor's Name: AlaTrust Credit Union
Mailing Address: P.O. 36489
Birmingham, AL 35236


Property Address: 165 Windsor Lane
Pelham, AL 35124

____ Bill of Sale
____ Sales Contract
____ Closing Statements

Grantee's name: AlaTrust Credit Union
P.O. Box 36489
Birmingham, AL 35236

Date of Sale: 01/28/2015
Total Purchase Price: \$236,854.56
or
Actual Value
or
Assessor's Market Value

X Front of Foreclosure Deed
____ Appraisal
____ Other _____


20150204000037260 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
02/04/2015 12:00:41 PM FILED/CERT