

Grantors: Alexander L. Sanders & Tiffney Sanders 136 Weeping Circle Wilsonville, AL 35186 Grantee: Compass Bank Attention: REO Department P. O. Box 10566 Birmingham, AL 35296	Property Address: 136 Weeping Circle Wilsonville, AL 35186 Date of Sale: December 3, 2015 Total Purchase Price: \$143,505.18 Purchase Price Verification: See deed below
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This instrument prepared by:
NAJJAR DENABURG, P. C.
2125 Morris Avenue
Birmingham, AL 35203

Send tax notice to:
COMPASS BANK
REO Department
P. O. Box 10566
Birmingham, AL 35296

FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: December 22, 2011, Alexander L. Sanders, a married person and wife, Tiffney Sanders, mortgagors, executed a certain mortgage to COMPASS BANK which said mortgage is recorded in Instrument 20111229000394890, 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 COMPASS BANK did declare all of the indebtedness secured by said mortgage due and payable, and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in the *Shelby County Reporter*, a newspaper of general circulation in Shelby County, Alabama, in its issues of November 11, 18 and 25, 2015; and,

WHEREAS, on December 3, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said COMPASS BANK did offer for sale and sell at public outcry, in

front of the main entrance of the Courthouse in Shelby County, Alabama, all of its rights, title and interest in the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of COMPASS BANK in the amount of One Hundred Forty-Three Thousand Five Hundred Five and 18/100 Dollars (\$143,505.18) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to COMPASS BANK; and,

WHEREAS, Karen G. Knowlton, agent and attorney-in-fact for COMPASS BANK, acted as auctioneer as provided in said mortgage and conducted the said sale; and,

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of One Hundred Forty-Three Thousand Five Hundred Five and 18/100 Dollars (\$143,505.18), Alexander L. Sanders and Tiffney Sanders, mortgagors, by and through the said Karen G. Knowlton, agent and attorney-in-fact for COMPASS BANK, does grant, bargain, sell and convey unto the said COMPASS BANK, all of its rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Survey of Willow Oaks, as recorded in Map Book 38, Pages 137A, 137B and 137C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ad valorem taxes.

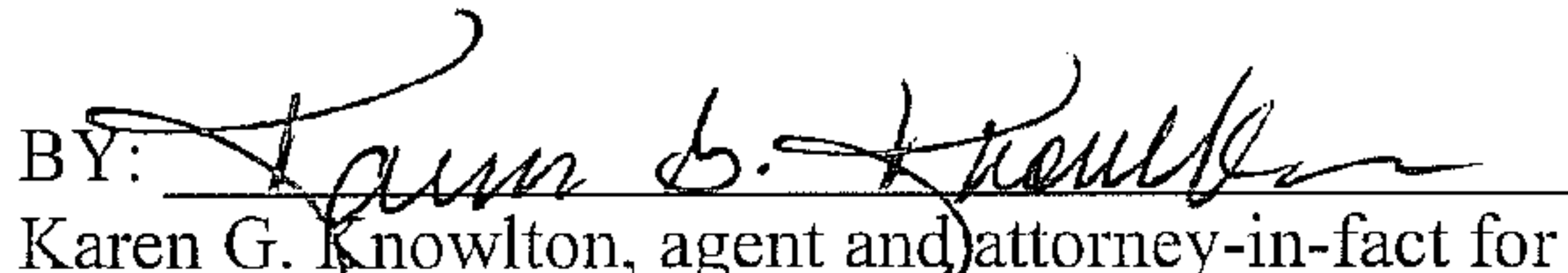
SUBJECT TO any and all easements, restrictions, encumbrances or other interests of record.

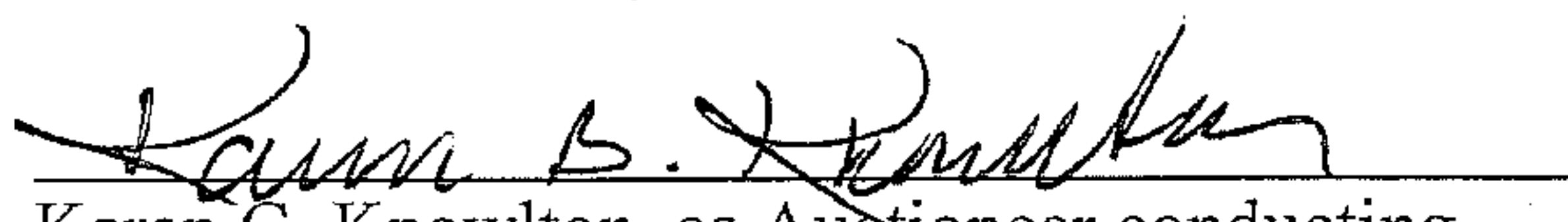
SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

TO HAVE AND TO HOLD, the above described property unto the said COMPASS BANK, its successors and assigns forever; subject, however, to the statutory right of redemption

on the part of those entitled to redeem.

IN WITNESS WHEREOF, the said COMPASS BANK, by Karen G. Knowlton, agent and attorney-in-fact for COMPASS BANK, as auctioneer conducting said sale, has caused these presents to be executed on this, the 3rd day of December, 2015.

BY: 
Karen G. Knowlton, agent and attorney-in-fact for
COMPASS BANK, as Auctioneer


Karen G. Knowlton, as Auctioneer conducting
said sale

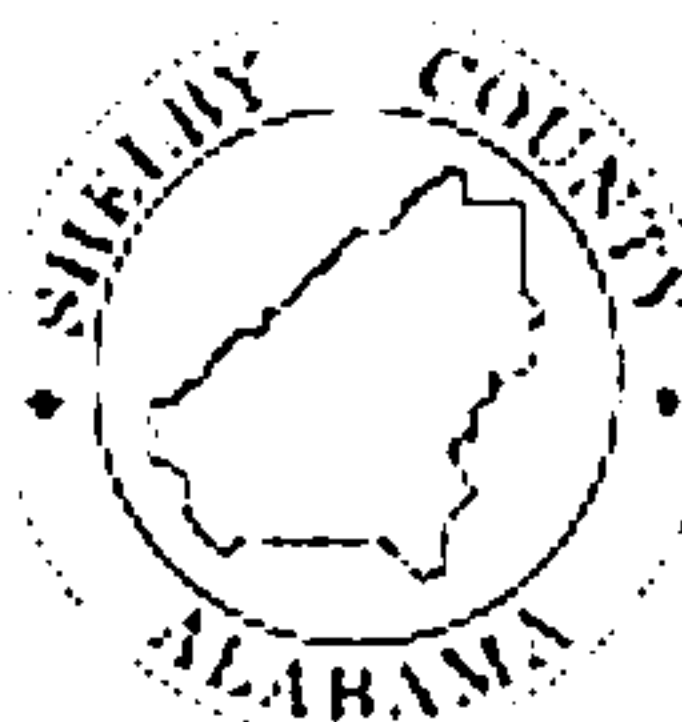
THE STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen G. Knowlton, whose name as agent and attorney-in-fact for COMPASS BANK, as auctioneer conducting 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 this conveyance, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 3rd day of December, 2015.


Notary



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
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