

THIS INSTRUMENT PREPARED BY:

ROBIN E. PATE
ROSEN HARWOOD, P.A.
2200 Jack Warner Pkwy Ste 200
Post Office Box 2727
Tuscaloosa, AL 35403
(205) 344-5000

STATE OF ALABAMA *
 *
COUNTY OF SHELBY *

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS That, whereas: On the 26th day of February 2007, DONNA PUGH WELDON and MELBA COLLINS, both single, executed a certain mortgage on the property hereinafter described to VANDERBILT MORTGAGE AND FINANCE, INC., which said mortgage is recorded in Instrument No. 20070301000093670 in the office of the Probate Judge of Shelby County, Alabama; 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 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 published in said City by publication once a week for three (3) 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 the said VANDERBILT MORTGAGE AND FINANCE, INC., 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 by publication in the *Shelby County Reporter*, a newspaper published in Shelby County, Alabama, in its issues of February 24, March 2 and March 9, 2016; and

WHEREAS, on March 15, 2016, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, the foreclosure was duly and properly conducted, and VANDERBILT MORTGAGE AND FINANCE, INC., did offer for sale and sell at public outcry in front of the main entrance of the Courthouse in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of VANDERBILT MORTGAGE AND FINANCE, INC., in the amount of Forty-Seven Thousand Five Hundred and 00/100 (\$47,500.00) Dollars, which sum of money VANDERBILT MORTGAGE AND FINANCE, INC., offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to VANDERBILT MORTGAGE AND FINANCE, INC.

NOW THEREFORE, in consideration of the premises and of a credit in the amount of Forty-Seven Thousand Five Hundred and 00/100 (\$47,500.00) Dollars on the indebtedness secured by said mortgage, VANDERBILT MORTGAGE AND FINANCE, INC., by and through ROBIN E. PATE, its Attorney in Fact, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said VANDERBILT MORTGAGE AND FINANCE, INC., the following described real estate, AS IS, WHERE IS, situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of Section 5, Township 24 North, Range 13 East, Shelby County, Alabama; thence South 0 degrees 39 minutes 37 seconds West along the East line of said section a distance of 1014.21 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 480.53 feet to the Northerly right-of-way of Southern Railway; thence South 87 degrees 31 minutes 14 seconds West along said right-of-way a distance of 75.58 feet; thence North 25 degrees 16 minutes 43 seconds West a distance of 591.06 feet to the centerline of Orange Wood Circle; thence North 70 degrees 13 minutes 15 seconds East along said centerline a distance of 135.00 feet; thence South 11 degrees 27 minutes 45 seconds East and leaving said centerline a distance of 130.06 feet; thence North 80 degrees 3 minutes 36 seconds East a distance of 183.20 feet to the POINT OF BEGINNING. Said parcel of land contains 2.29 acres, more or less.

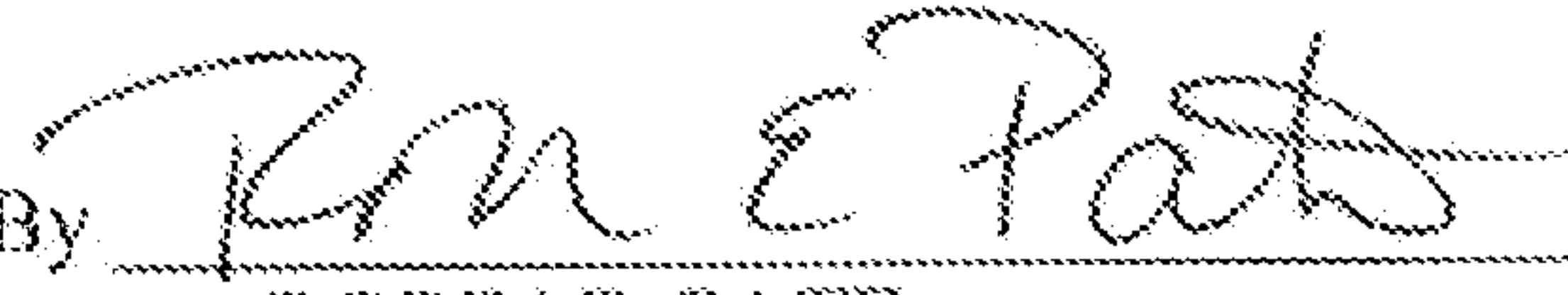
INCLUDING a security interest in one (1) 2007 Southern manufactured home, Serial No. DSDAL49116AB.

TO HAVE AND TO HOLD the above described property unto VANDERBILT MORTGAGE AND FINANCE, INC., its successors and assigns forever; subject, however, to any easements, encumbrances, liens and exceptions reflected in the records of the office of the Probate Judge, and to the statutory right of redemption on the part of those entitled to redeem as provided by

the laws of the State of Alabama. This property is conveyed "AS IS, WHERE IS" without warranty or recourse, expressed or implied, as to title or use and enjoyment.

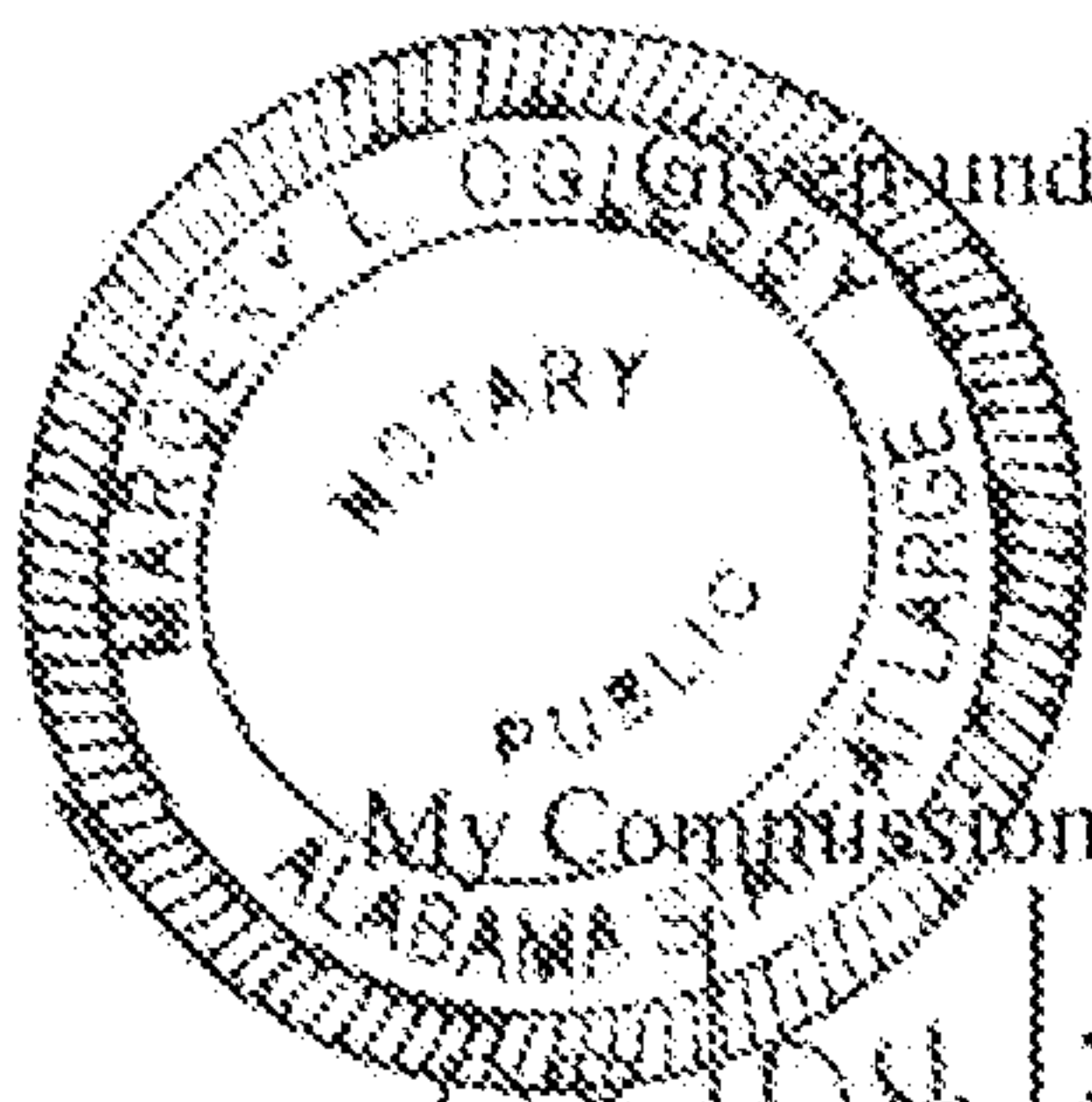
IN WITNESS WHEREOF, VANDERBILT MORTGAGE AND FINANCE, INC., has caused this instrument to be executed by and through ROBIN E. PATE, its Attorney in Fact, who has hereunto set her hand and seal on this the 15th day of March 2016.

VANDERBILT MORTGAGE AND FINANCE, INC.

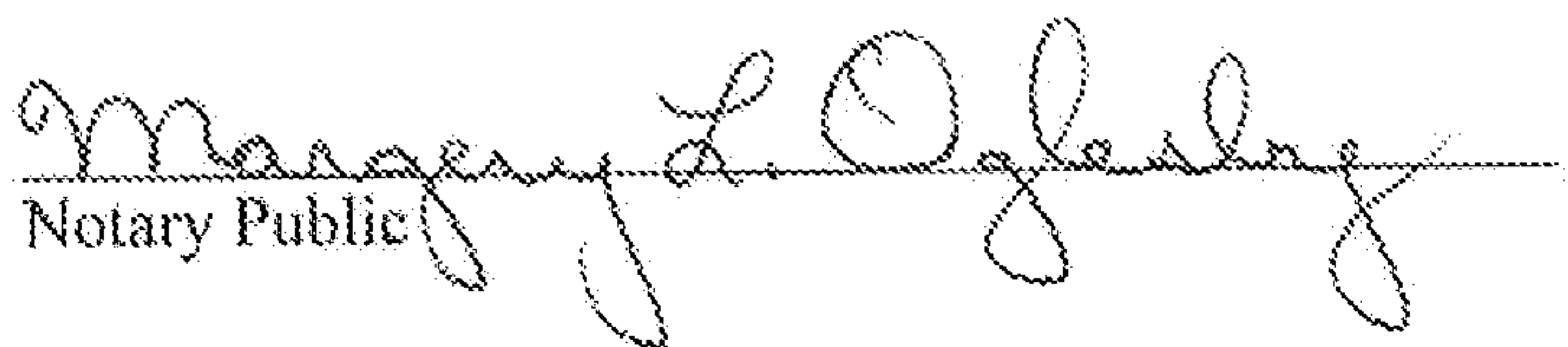
By 
ROBIN E. PATE
Its Attorney in Fact

STATE OF ALABAMA *
 *
COUNTY OF TUSCALOOSA *

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that ROBIN E. PATE, whose name as Attorney in Fact for VANDERBILT MORTGAGE AND FINANCE, INC., 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, she, in her capacity as said Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.



GIVEN under my hand and official seal this the 15th day of March 2016.


Notary Public

My Commission Expires:
08/04/2019

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SEND ALL TAX NOTICES TO:

VANDERBILT MORTGAGE AND FINANCE, INC.
PO Box 9800
Maryville, TN 37802

GRANTORS' NAMES AND ADDRESS:

Donna P. Weldon & Melba Collins
228 Orangewood Cir
Calera, AL 35040

PROPERTY ADDRESS:

228 Orangewood Cir
Calera, AL 35040

GRANTEE'S NAME AND ADDRESS:

Vanderbilt Mortgage and Finance, Inc.
PO Box 9800
Maryville, TN 37802

PURCHASE PRICE: \$47,500.00



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/17/2016 08:04:12 AM
\$21.00 CHERRY
20160317000085390

