

STATE OF ALABAMA

COUNTY OF SHELBY


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MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS THAT, WHEREAS, heretofore, on the 28th day of October, 2003, Sharon Fink, an unmarried woman, executed a certain mortgage on property hereinafter described to First Federal Bank, which said mortgage is recorded in Mortgage Instrument No. 20031030000723060, in the Office of the Probate Judge in Shelby County, Alabama; and

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns were authorized and empowered in the event of default, according to the terms thereof, to sell said property before the south entrance of the Courthouse 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 County 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 the proper conveyance 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 same First Federal 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 foreclosure of said mortgage by publication in the *Shelby County*


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Reporter, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of August 16, 2017, August 23, 2017 and August 30, 2017; and


WHEREAS, on September 6, 2017, the day on which said foreclosure sale 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 Justin B. Little, as Attorney-in-Fact for the said First Federal Bank did offer for sale and sell at public outcry, at the south entrance of the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Justin B. Little was the auctioneer who conducted said foreclosure sale for the said First Federal Bank; and

WHEREAS, the said First Federal Bank was the highest bidder in the amount of Forty-two Thousand Seven Hundred Seventeen & 00/100 Dollars (\$42,717.00) which sum of money First Federal Bank offered to apply to the costs of foreclosure and credit the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to First Federal Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and of a credit bid in the amount of Forty-two Thousand Seven Hundred Seventeen & 00/100 Dollars (\$42,717.00) on the indebtedness secured by said mortgage, the said Sharon Fink, an unmarried woman, and First Federal Bank, by and through Justin B. Little, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and as auctioneer does hereby **GRANT, BARGAIN, SELL and CONVEY** unto First Federal Bank the following described property situated in Shelby County, Alabama, to-wit:

Lot 420 according to the eleventh addition to Riverchase Country Club as recorded in Map Book 8, Page 160, in the Probate Office of Shelby County, Alabama.



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Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property.

TO HAVE AND TO HOLD the above described property unto First Federal Bank, its successors and assigns forever; subject, however, to existing ad valorem taxes, subject to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America. **THE PROPERTY IS FURTHER SUBJECT TO A FIRST MORTGAGE RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**


IN WITNESS WHEREOF, the said Sharon Fink, an unmarried woman, and First Federal Bank have caused this instrument to be executed by and through Justin B. Little as auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, has hereto set his hand and seal on this the 6th day of September, 2017.

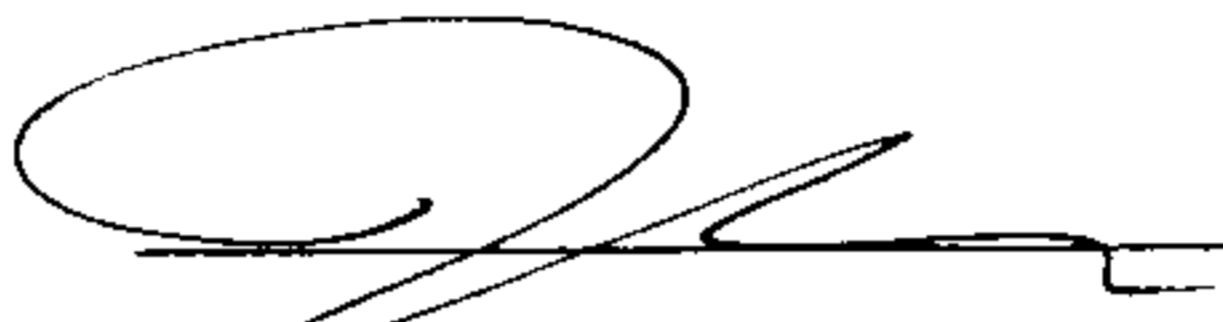
SHARON FINK, an unmarried woman

BY: 
Justin B. Little
Attorney-in-Fact


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FIRST FEDERAL BANK

BY: 
Justin B. Little
as Attorney-in-Fact and Agent



Justin B. Little as the auctioneer
and person making said sale

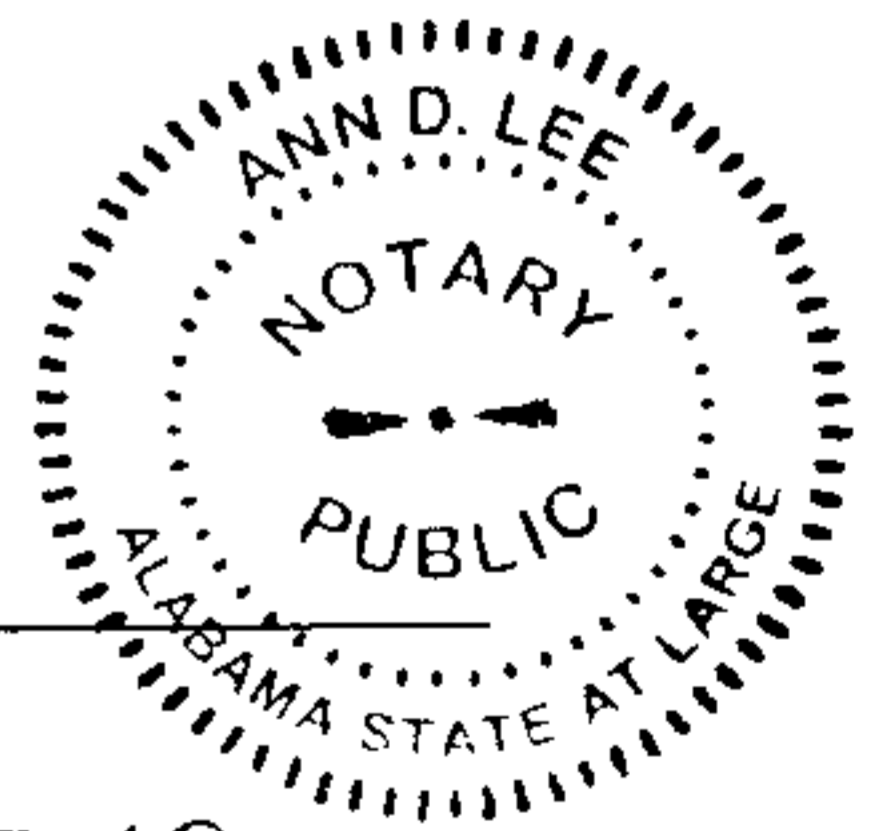
STATE OF ALABAMA

COUNTY TUSCALOOSA

I, the undersigned, A Notary Public in and for said County and State, hereby certify that Justin B. Little, whose name as Attorney-in-Fact for Sharon Fink, an unmarried man, whose name as Attorney-in-Fact and agent for First Federal Bank, 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 the conveyance, he, in his capacity as such Attorney-in-Fact, agent, and as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of September, 2017.


Notary Public
My Commission Expires: 9.17.19



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THIS INSTRUMENT PREPARED BY:
Justin B. Little, Esq.
REYNOLDS, REYNOLDS, & LITTLE, LLC
Attorneys at Law
Post Office Box 2863
Tuscaloosa, Alabama 35403-2863
205-391-0073
Our File No. 1049.0140

Send Tax Notices to:

First Federal Bank (**GRANTEE**)
ATTN: Ms. Valestine May
1300 McFarland Boulevard NE
Tuscaloosa, Alabama 35406

Ms. Sharon Fink (**GRANTOR**)
2021 Sweetgum Drive
Birmingham, Alabama 35244

Foreclosure Deed (Aug 2017).1049.0140


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