20050420000188400 1/2 $115.00
Shelby Cnty Judge of Probate,AL
04/20/2005 04:11:03PM FILED/CERT

# MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA )
COUNTY OF SHELBY )

Charles B. Dill
8442826643

KNOW ALL MEN BY THESE PRESENTS: That Charles B. Dill, unmarried did, on to-wit, the January 31, 2001, execute a mortgage to Mortgage Electronic Registration Systems, Inc., which mortgage is recorded in Instrument # 2001-04492 et seq., 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 Mortgage Electronic Registration Systems, 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 9, 16, 23, 2005; and

WHEREAS, on the March 30, 2005, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:10 o'clock p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Mortgage Electronic Registration Systems, Inc. did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of REALTY INVESTMENTS, INC., in the amount of One Hundred One Thousand Three Dollars and One Cents ($101,003.01), and said property was thereupon sold to the said REALTY INVESTMENTS, INC., and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of One Hundred One Thousand Three Dollars and One Cents ($101,003.01), cash, the said Charles B. Dill, unmarried, acting by and through the said Mortgage Electronic Registration Systems, Inc., by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Mortgage Electronic Registration Systems, Inc., by MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto REALTY INVESTMENTS, INC., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 305, according to the survey of Camden Cove, Sector 1, as recorded in Map Book 25, Page 33A, B & C in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto REALTY INVESTMENTS, INC., forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Mortgage Electronic Registration Systems, Inc., has caused this instrument to be executed by MICHAEL ATCHISON, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said MICHAEL ATCHISON, has executed this instrument in his capacity as such auctioneer on this the March 30, 2005.

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Charles B. Dill, unmarried
Mortgagors

Mortgage Electronic Registration Systems, Inc.
Mortgagee or Transferee of Mortgagee

By _____
MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Mortgage Electronic Registration Systems, Inc.
Mortgagee or Transferee of Mortgagee

By _____
MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By _____
MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that MICHAEL ATCHISON, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this the March 30, 2005.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/16/08

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North, Suite 500
Birmingham, Alabama 35203
05-0149

GRANTEE'S ADDRESS
REALTY INVESTMENTS, INC.
P.O. BOX 2102
BIRMINGHAM, ALABAMA 35201

Shelby County, AL 04/20/2005
State of Alabama

Deed Tax:$101.00