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Shelby Cnty Judge of Probate, AL  
03/22/2006 02:00:12PM FILED/CERT

SEND TAX NOTICE TO:  
GMAC Mortgage Corporation  
500 Enterprise Road  
Suite 150  
Horsham, PA 19044  
(#0831001299)

STATE OF ALABAMA )

COUNTY OF SHELBY )

### FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 21st day of December, 1995, Ronnie Martin and Joann Martin, husband and wife, executed that certain mortgage on real property hereinafter described to MortgageAmerica, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Inst. #1995-37073 and modified by Modification Agreement in Instrument Number 20031024000713140, said mortgage having subsequently been transferred and assigned to GMAC Mortgage Corporation, by instrument recorded in 20060118000026920, in the aforesaid Probate Office; and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, 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 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 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 thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said GMAC Mortgage Corporation 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 January 18, 2006, January 25, 2006, February 1, 2006, and February 15, 2006; and

WHEREAS, on March 14, 2006, 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 GMAC Mortgage Corporation 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, Michael Corvin was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said GMAC Mortgage Corporation; and

WHEREAS, GMAC Mortgage Corporation was the highest bidder and best bidder in the amount of One Hundred Thirty Five Thousand Three Hundred Seventy Five and 17/100 Dollars (\$135,375.17) on the indebtedness secured by said mortgage, the said GMAC Mortgage Corporation, by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto GMAC Mortgage Corporation all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A part of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 22 South, Range 4 West, Shelby County, Alabama, being also a part of property recorded in Deed Book 302, Page 89, more particularly described as follows:

Beginning at the Southeast corner of said 1/4 - 1/4 section; thence run North along the East line of said 1/4 - 1/4 Section 978.00 feet to a point 331.20 feet South of the Northeast corner of said 1/4 - 1/4 Section; thence turn 91 degrees 51 minutes to the left and run West 498.03 feet to a point; said point being the true point of beginning; thence turn 90 degrees 00 minutes left and run South 301.00 feet to a point; thence turn 90 degrees 00 minutes right and run West 312.33 feet to a point on the Northeast right-of-way line of Shelby County Road No. 10; thence turn right and run Northwesterly along said right-of-way on a curve to the right, a radius of 675.74 feet, for an arc length of 339.24 feet to a point of tangent; thence run Northwesterly along R.O.W. 21.70 feet; thence turn 109 degrees 22 minutes right and run East 510.00 feet to the point of beginning.

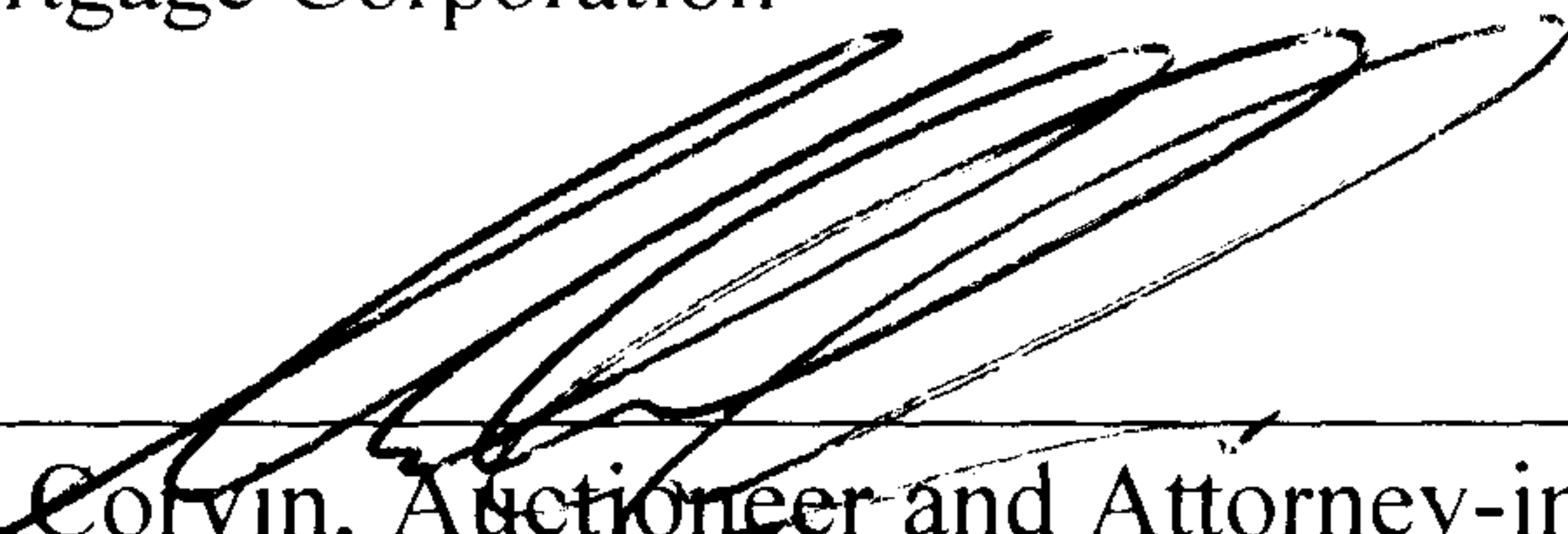
TO HAVE AND TO HOLD the above described property unto GMAC Mortgage Corporation, its successors/heirs and assigns forever; subject, however, to the statutory rights of redemption from said



foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, GMAC Mortgage Corporation , has caused this instrument to be executed by and through Michael Corvin, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Michael Corvin, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this 14<sup>th</sup> day of March, 2006.

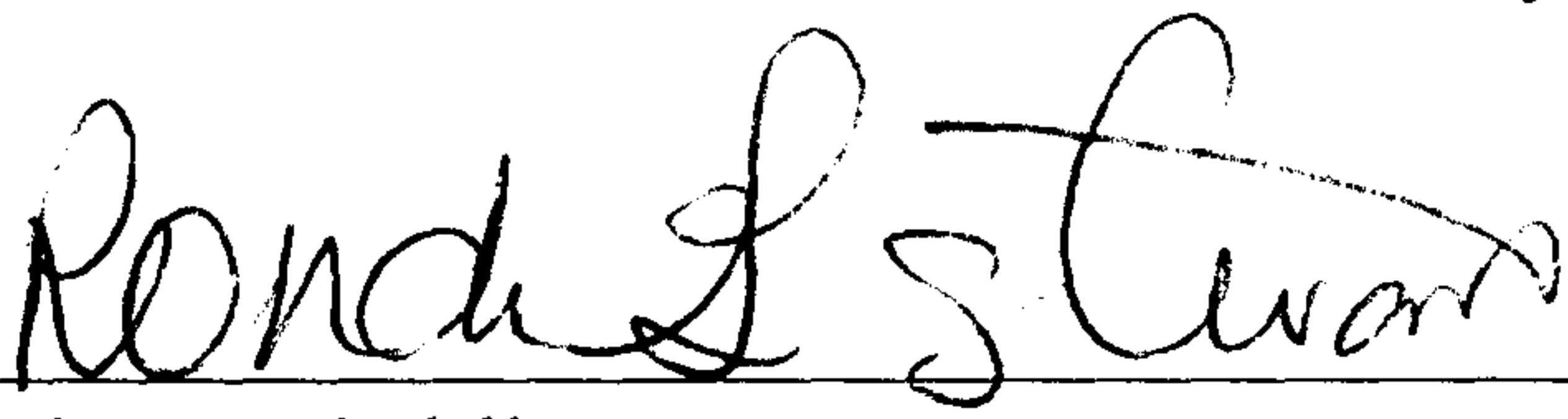
GMAC Mortgage Corporation

By:   
Michael Corvin, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as auctioneer and attorney-in-fact for GMAC Mortgage Corporation , is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee.

Given under my hand and official seal on this 14<sup>th</sup> day of March, 2006.

  
Notary Public  
My Commission Expires:                      **MY COMMISSION EXPIRES MARCH 28, 2007**

This instrument prepared by:  
Heather H. Renfro  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727