

MORRIS, SCHNEIDER & PRIOR, L.L.C.

1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181



20070606000264640 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/06/2007 03:18:07PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on August 12, 2002, **Valerie Posey, a single woman, Party of the First Part**, executed a certain mortgage to **ABN AMRO MORTGAGE GROUP, INC.**, which said mortgage is recorded in Instrument No. 20020819000391750, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and **ABN AMRO MORTGAGE GROUP, INC.** did declare all of the indebtedness secured by the 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 04/25/2007, 05/02/2007 and 05/09/2007; and

WHEREAS, on May 24, 2007, 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 person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of **ABN AMRO MORTGAGE GROUP, INC.** in the amount of **FIFTY-FIVE THOUSAND AND 00/100 DOLLARS (\$ 55,000.00)**; which the person conducting the sale on behalf of the mortgagee offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to **ABN AMRO MORTGAGE GROUP, INC.**; and

WHEREAS, **Pamela Johnson**, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any 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 **FIFTY-FIVE THOUSAND AND 00/100 DOLLARS (\$ 55,000.00)**, on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto **ABN AMRO MORTGAGE GROUP, INC.**, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NE 14 of the NW 1/4 of Section 33, T18S, R2E and being more particularly described as follows:

Commence at the NW corner of said Section, according to the plat of **Larry W. Caver**, dated January 13, 1986 and Run S 89' 25' 26" E along the North line of said Section 2204.7 feet; thence run S 00' 18' 37" W 979.45 feet to the point of beginning; thence continue S 00' 18' 37" W 208.27 feet; thence run N 89' 50' 50" W 208.71 feet; thence run N 00' 17' 08" 208.71 feet; S 89' 43' 22" E 208.80 feet to the point of beginning.

Description of Road from Valerie Burrell to McConico Drive:


Commence at the NW corner of Section 33, Township 18 South, Range 2 East and run S 89' 25' 16 E along the North line of said Section 2,204.7 feet; thence run S00' 18' 37" W 1187.72 feet; thence run N 89' 50' 40" W156.12 feet to the point of beginning of the centerline of a 10 foot road, said centerline being on a curve to the right having a radius of 161.44 feet and a delta of 23' 03' 58"; thence run left and run along said curve

2 Key

which has a chord bearing S 52' 34' 15" W. 64.99 feet to the PT of said curve; thence S 64' 06' 13" W along said centerline 125.59 feet to the PC of a curve to the right having a radius of 251.50 feet and a delta 35' 06' 19"; thence run along said curve which has a chord bearing of S 81' 39' 25" W, 154.09 feet to the PT of said curve; thence run N 67' 10' 6" W along said centerline 51.57 feet to the PC of a curve to the left having radius of 134.52 feet and a delta of 26' 39' 58"; thence run along said curve which has a chord bearing N 80' 30' 03" W, 62.61 feet to the PT of said curve; thence run S 86' 31' 20" W along said centerline 34.38 feet to the PC of a curve to the left having a radius of 276.78 feet and a delta of 09' 03' 52"; thence run along said curve which has a chord bearing of S 81' 59' 25" W 43.49 feet to the PT of said curve; thence run S 77' 08' 57" W 49.66 feet to the PC of a curve to the right having a radius of 125.56 feet and delta 63' 07' 03"; thence run along said curve which has a chord bearing of N 71' 17' 39" W, 138.32 feet to the PT of said curve; thence run N 50' 28' 07" W along said centerline 44.34 feet to the PC of a curve to the right having a radius of 241.91 feet and a delta of 24' 07' 58"; thence run along said curve which has a chord bearing of N 38' 24' 08" W, 101.89 feet to the PT of said curve; thence run N 21' 56' 53" W along said centerline 144.90 feet to the PC of a curve to the right having a radius of 621.24 feet and a delta of 15' 19' 32"; thence run along said curve which has a chord bearing of N 16' 17' 36" W, 166.17 feet to the PT of said curve to the left having a radius of 186.08 feet and a delta of 25' 24' 05"; thence run along said curve which has a chord bearing of N 23' 29' 23" W, 82.50 feet to the PRC of a curve to the right having a radius of 272.24 feet and a delta angle of 23' 06' 21"; Thence run along said curve which has chord bearing of N 00' 45' 45" E, 109.79 feet to the centerline of McConico Drive and the end of said road.

TO HAVE AND TO HOLD the above described property unto ABN AMRO MORTGAGE GROUP, INC., its successors and assigns forever; subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

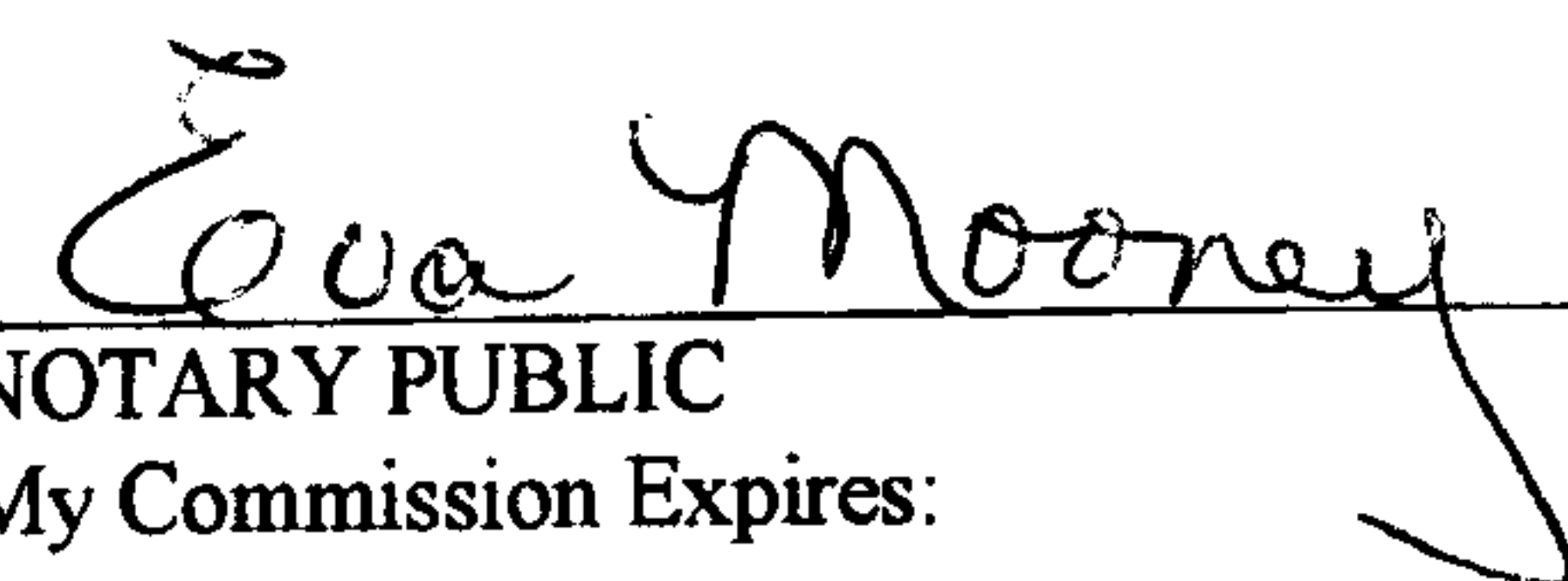
IN WITNESS WHEREOF, Valerie Posey, a single woman and ABN AMRO MORTGAGE GROUP, INC. have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 24th day of May, 2007.


BY: 
AS: Auctioneer and Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Pamela G. Johnson whose name as attorney-in-fact and auctioneer for Valerie Posey, a single woman and ABN AMRO MORTGAGE GROUP, 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 said conveyance, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of May, 2007.


NOTARY PUBLIC
My Commission Expires:


20070606000264640 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/06/2007 03:18:07PM FILED/CERT

Grantee Name / Send tax notice to:
ABN-AMRO Mortgage Group, Inc.
7159 Corklan Drive
Jacksonville, FL 32258