

SEND TAX NOTICE TO:
GMAC Mortgage, LLC
1100 Virginia Drive
Fort Washington, PA 19034

CM #: 6159-5701

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 29th day of April, 2005, Lisa A. Johnson and James E. Johnson, as wife and husband, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Southpoint Financial Services, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number: 20050513000231310, said mortgage having subsequently been transferred and assigned to GMAC Mortgage Corporation, by instrument recorded in Instrument Number 20060824000416650, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee 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 LLC, successor by reason of merger with 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 July 1, 2009, July 8, 2009, and July 15, 2009; and

WHEREAS, on August 7, 2009, 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 LLC, successor by reason of merger with 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, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said GMAC Mortgage LLC, successor by reason of merger with GMAC Mortgage Corporation; and

WHEREAS, GMAC Mortgage LLC, successor by reason of merger with GMAC Mortgage Corporation , was the highest bidder and best bidder in the amount of One Hundred Twelve Thousand Five Hundred Sixty-Eight And 09/100 Dollars (\$112,568.09) on the indebtedness secured by said mortgage, the said GMAC Mortgage LLC, successor by reason of merger with GMAC Mortgage Corporation, by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto GMAC Mortgage LLC, successor by reason of merger with GMAC Mortgage Corporation , all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

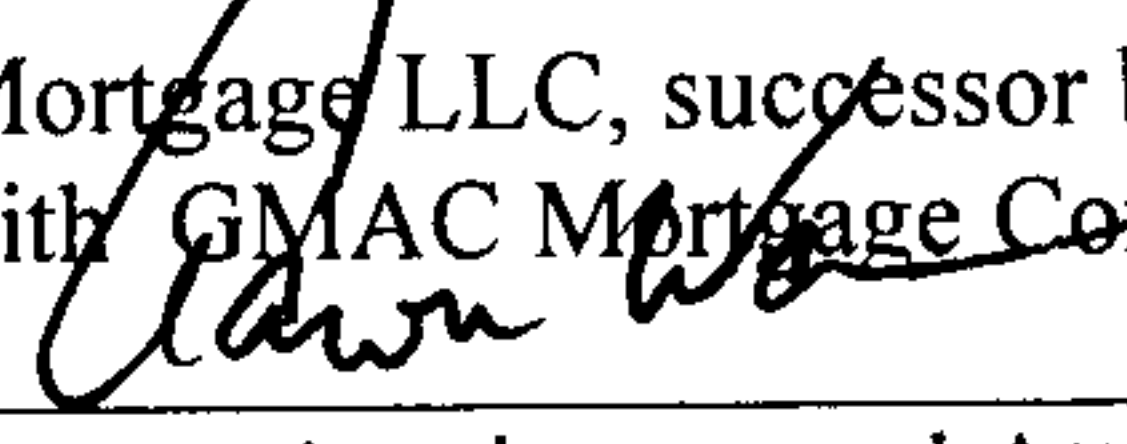
Lot 12, according to the survey of Thompson Plantation, as recorded in Map Book 11, Page 53, in the Office of The Judge of Probate of Shelby County, Alabama.

Less and Except: Part of Lot 12, of Thompson Plantation, as recorded in Map Book 11, Page 53, in the Office of the Judge of Probate, Shelby County, Alabama, more particularly described as follows:

Begin at the most Southerly corner of said Lot 12; thence in a Northeasterly direction along the most Easterly line of said lot 12, a distance of 35.0 feet; thence 90 degrees left in a Northwesterly direction a distance of 38.87 feet to the intersection with the Southwesterly line of said Lot 12; thence 138 degrees left in a Southeasterly direction along said Southwesterly line a distance of 52.30 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto GMAC Mortgage LLC, successor by reason of merger with 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 LLC, successor by reason of merger with GMAC Mortgage Corporation, has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this August 7, 2009.

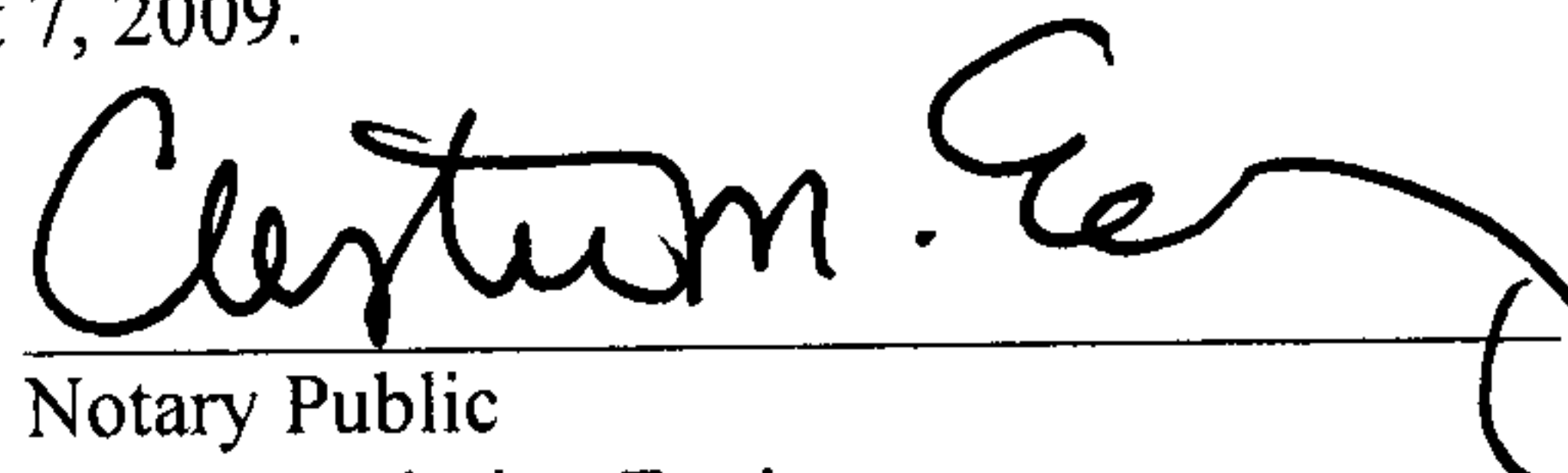
GMAC Mortgage LLC, successor by reason of
merger with GMAC Mortgage Corporation
By: 
Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, acting in his/her capacity as auctioneer and attorney-in-fact for GMAC Mortgage LLC, successor by reason of merger with 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 Transferee acting in his/her capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this August 7, 2009.



Notary Public

My Commission Expires: ~~MY COMMISSION EXPIRES~~ OCTOBER 26, 2011

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



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Shelby Cnty Judge of Probate, AL
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