


Loan Number: 7655565240

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

CM #: 111127

STATE OF ALABAMA )

COUNTY OF SHELBY )

  
20110302000069820 1/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
03/02/2011 11:14:12 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 8th day of September, 2006, Anthony T. Farrar, Vonda L. Farrar, a married couple, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Mortgage Lenders Network USA, Inc., DBA Lenders Network, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060918000462560, said mortgage having subsequently been transferred and assigned to U.S. Bank National Association as Trustee for RASC 2007EMX1 , by instrument recorded in Instrument No. 20110125000026070, 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 U.S. Bank National Association as Trustee for RASC 2007EMX1 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 February 2, 2011, February 9, 2011, and February 16, 2011; and



WHEREAS, on February 21, 2011, 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 U.S. Bank National Association as Trustee for RASC 2007EMX1 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 as member of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said U.S. Bank National Association as Trustee for RASC 2007EMX1 ; and

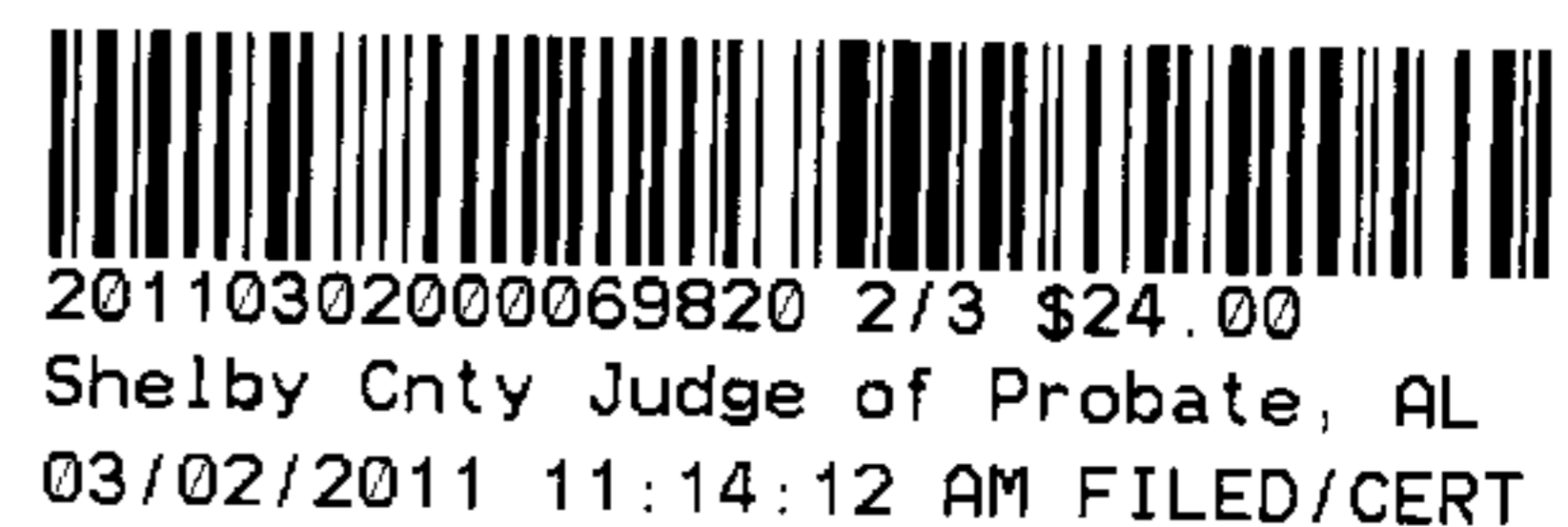
WHEREAS, U.S. Bank National Association as Trustee for RASC 2007EMX1 , was the highest bidder and best bidder in the amount of Five Hundred Eighty-Two Thousand Two Hundred Six And 38/100 Dollars (\$582,206.38) on the indebtedness secured by said mortgage, the said U.S. Bank National Association as Trustee for RASC 2007EMX1 , by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto U.S. Bank National Association as Trustee for RASC 2007EMX1 , all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 21, according to the Survey of Greystone, 4th Sector, as recorded in Map Book16, Page 89, A, B, & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County Alabama.

Together with the nonexclusive easement to use the private roadways, commone areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, conditions and restrictions dated November 6, 1990 and recorded in Real 317, Page 260 in the Probate Office of Shelby county, Alabama. (Together with all amendments thereto.)

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association as Trustee for RASC 2007EMX1 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, U.S. Bank National Association as Trustee for RASC 2007EMX1 , has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Michael Corvin as member of



Corvin Auctioneering, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this February 21, 2011.

U.S. Bank National Association as Trustee for RASC  
2007EMX1

By: Corvin Auctioneering, LLC  
Its: Auctioneer and Attorney-in-Fact

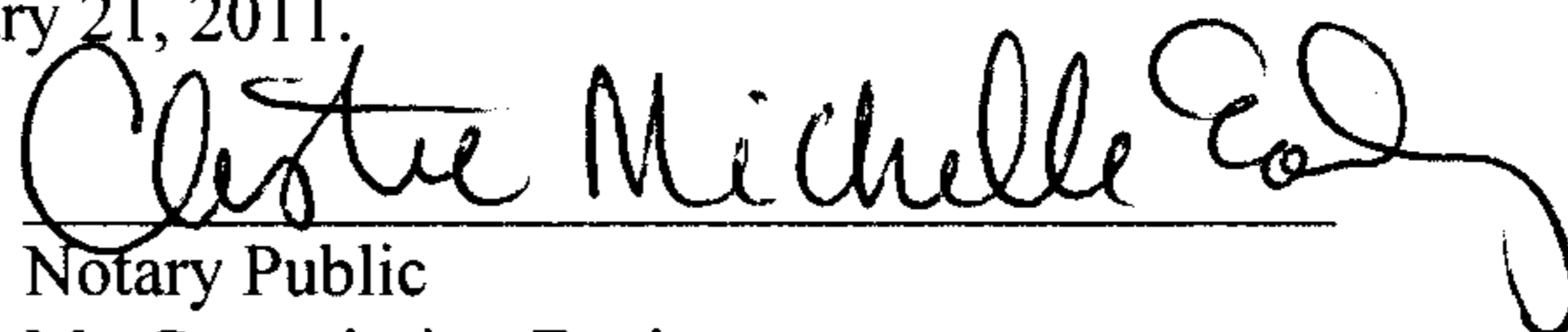
By:   
Michael Corvin, Member

STATE OF ALABAMA )


COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as member of Corvin Auctioneering, LLC acting in its capacity as auctioneer and attorney-in-fact for U.S. Bank National Association as Trustee for RASC 2007EMX1, 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, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this February 21, 2011.

  
Notary Public  
My Commission Expires: ~~SEPTEMBER 22, 2011~~

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

  
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