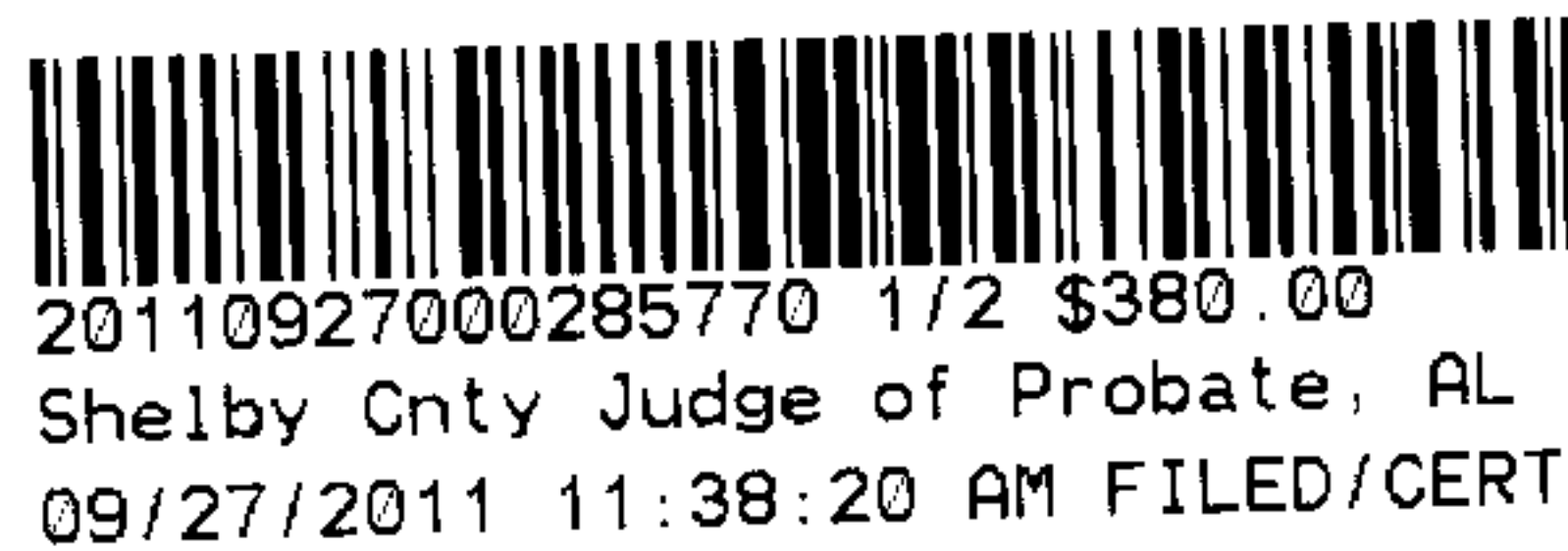


PREPARED BY: JAMES TARLTON
JOHNSON & FREEDMAN, LLC
1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181
0718629AL

FILE NO.: 908.0718629AL

STATE OF ALABAMA
COUNTY OF SHELBY



MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on November 16, 2006, **Latanya Seay, a single woman, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc., acting solely as nominee for New Century Mortgage Corporation, its successors and assigns, party of the second part** which said mortgage is recorded in Instrument No. 20061207000595320, in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to Consumer Solutions REO, LLC in Instrument No. 20110927000285770; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Quantum Servicing Corporation 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 7/6/2011, 7/13/2011 & 7/20/2011; and

WHEREAS, on July 28, 2011, 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 Quantum Servicing Corporation in the amount of **THREE HUNDRED SIXTY-ONE THOUSAND SEVEN HUNDRED NINE AND 86/100 DOLLARS (\$361,709.86)**; and said property was thereupon sold to Quantum Servicing Corporation; and

WHEREAS, Melvin Cowan 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 **THREE HUNDRED SIXTY-ONE THOUSAND SEVEN HUNDRED NINE AND 86/100 DOLLARS (\$361,709.86)**, 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 Quantum Servicing

Corporation, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 117, according to the Final Plat of Lakewood, Phase 1, as recorded in Map Book 33, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20061207000595310

TO HAVE AND TO HOLD the above described property unto Quantum Servicing Corporation, 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.

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IN WITNESS WHEREOF, Latanya Seay, a single woman and Quantum Servicing Corporation have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 28th day of July, 2011.

BY: Melvin R. Cowan
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 Melvin Cowan whose name as attorney-in-fact and auctioneer for Latanya Seay, a single woman and Quantum Servicing Corporation, 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 28th day of July, 2011.

Melody Ball
NOTARY PUBLIC
My Commission Expires: 7/29/15

Grantee Name / Send tax notice to:
ATTN:
Quantum Servicing Corp.
2 Corporate Drive, Suite 350
Shelton, CT 06484


20110927000285770 2/2 \$380.00
Shelby Cnty Judge of Probate, AL
09/27/2011 11:38:20 AM FILED/CERT

Shelby County, AL 09/27/2011
State of Alabama
Deed Tax: \$362.00