

SEND TAX NOTICE TO:
GMAC Mortgage Corporation
(Loan #306415214)
500 Enterprise Rd., Suite 150
Horsham, PA 19044

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: The 6th day of October, 1995, Ronald J. Kakas and wife, LeeAnn P. Kakas, executed that certain mortgage on real property hereinafter described to Gagliano Mortgage, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #1995-28354, being transferred and assigned to GMAC Mortgage Corporation, recorded in Instrument #1999-41125, in the aforesaid Probate Office; 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 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

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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 October 11, October 18 and October 25, 2000; and

WHEREAS, on the 8th day of November, 2000, 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, Connie McChesney 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 Forty-Nine Thousand Three Hundred Thirty and 48/100 Dollars (\$149,330.48) on the indebtedness secured by said mortgage, the said GMAC Mortgage Corporation, by and through Connie McChesney 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:

Lot 1, according to the Amended Map of Broken Bow South, Sector II, as recorded in Map Book 20 page 62 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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.

IN WITNESS WHEREOF, GMAC Mortgage Corporation, Transferee, has caused this instrument to be executed by and through Connie McChesney as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Connie McChesney, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set her hand and seal on this the 8th day of November, 2000.

GMAC Mortgage Corporation

By: 
Connie McChesney, 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 Connie McChesney, whose name as auctioneer and attorney-in-fact for GMAC Mortgage Corporation, Transferee, 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, 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.

Given under my hand and official seal on this the 8th day of November, 2000.


Notary Public
My Commission Expires: 9/10/03

This instrument prepared by:
Stephen G. Collins, Esquire
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727

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