

SEND TAX NOTICE TO:
GMAC Mortgage Corporation
500 Enterprise Road
Suite 150
Horsham, PA 19044
(#412453342)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 13th day of March, 2001, Naomi Belle Sims and spouse, Joe M. Sims, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. solely as nominee for Homecomings Financial Network, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 2001-10164, and

WHEREAS, in and by said mortgage, the Mortgagee 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 Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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 Mortgage Electronic Registration Systems, Inc. , solely as nominee for 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 May 14, 2003, May 21, 2003, and May 28, 2003; and

WHEREAS, on June 17, 2003, 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 Mortgage Electronic Registration Systems, Inc. , solely as nominee for 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, Michael Corvin was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage Corporation; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of One Hundred Fifteen Thousand Two Hundred Sixty Three and 58/100 Dollars (\$115,263.58) on the indebtedness secured by said mortgage, the said Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage Corporation, by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

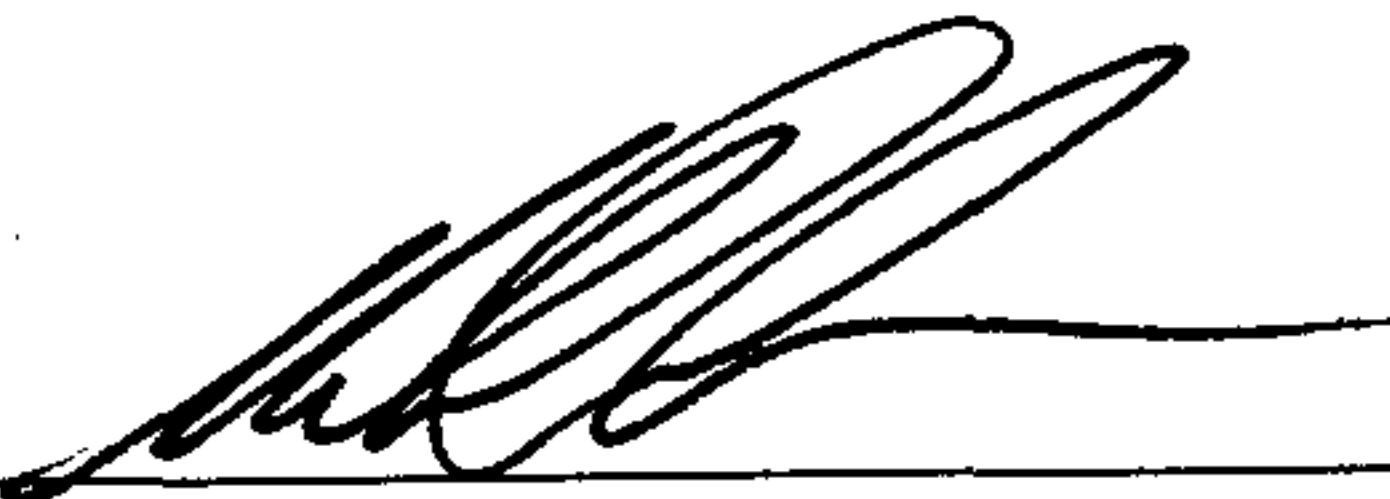
A parcel of land located in the SE 1/4 of the NE 1/4 of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Begin at the SW corner of said 1/4-1/4 Section; thence run East along the South line of said 1/4-1/4 Section a distance of 170.0 feet; thence turn left 90 degrees 44 minutes 30 seconds a distance of 174.62 feet to the centerline of a gravel drive; thence turn left 83 degrees 55 minutes 20 seconds along said centerline a distance of 170.95 feet to the West line of said 1/4-1/4 Section; thence turn left 96 degrees 04 minutes 40 seconds along said 1/4-1/4 line a distance of 190.52 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association, 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, Mortgage Electronic Registration Systems, Inc. , solely as nominee for GMAC Mortgage Corporation, has caused this instrument to be executed by and through Michael Corvin, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Michael Corvin, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this 17th day of June, 2003.

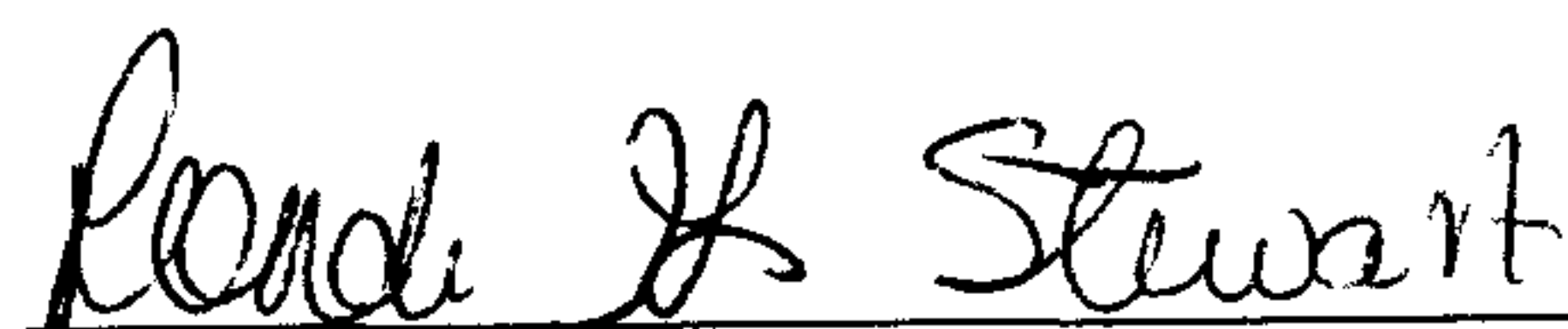
Mortgage Electronic Registration Systems, Inc. , solely as nominee for GMAC Mortgage Corporation

By: 
Michael Corvin, 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 Michael Corvin, whose name as auctioneer and attorney-in-fact for Mortgage Electronic Registration Systems, Inc. , solely as nominee for 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 Mortgagee.

Given under my hand and official seal on this 17th day of June, 2003.



Notary Public

My Commission Expires: ~~MY COMMISSION EXPIRES MARCH 28, 2007~~

This instrument prepared by:
Stephen G. Collins
SIROTE & PERMUTT, P.C.
P. O. Box 55727
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