

**MORTGAGE FORECLOSURE DEED**

**STATE OF ALABAMA )**  
**SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS, That,**

**WHEREAS**, heretofore, on to-wit: May 17, 2002, Edward D. Hagans, an unmarried man, Mortgagor, executed a certain mortgage to Mortgage Electronic Registration Systems, Inc.(MERS) as nominee for MortgageAmerica, Inc., said mortgage being recorded in **Instrument #20020524000246580**, in the Probate Office of Shelby County, Alabama; and

**WHEREAS**, default was made in the payment of the indebtedness secured by said mortgage, and the said Mortgage Electronic Registration Systems, Inc.(MERS) as nominee for MortgageAmerica, Inc., as mortgagee, 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 U. S. Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of May 19, 26 and June 2, 2004; and

**WHEREAS**, on June 16, 2004, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said Mortgage Electronic Registration Systems, Inc.(MERS) as nominee for MortgageAmerica, Inc., as mortgagee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, 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 the said Mortgage Electronic Registration Systems, Inc.(MERS) as nominee for MortgageAmerica, Inc., as mortgagee, in the amount of Seventy Five Thousand Three Hundred Two and 54/100 Dollars (\$75,302.54), which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Mortgage Electronic Registration Systems, Inc.(MERS) as nominee for MortgageAmerica, Inc.; and

**WHEREAS**, W. L. Longshore, Jr. conducted said sale on behalf of the said Mortgage Electronic Registration Systems, Inc.(MERS) as nominee for MortgageAmerica, Inc.; and

**WHEREAS**, said mortgage expressly authorized the 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 the credit of Seventy Five Thousand Three Hundred Two and 54/100 Dollars (\$75,302.54), Edward D. Hagans, an unmarried man, Mortgagor, by and through the said Mortgage Electronic Registration Systems, Inc.(MERS) as nominee for MortgageAmerica, Inc., as mortgagee, do grant, bargain, sell and convey unto the said Mortgage Electronic Registration Systems, Inc.(MERS) as nominee for MortgageAmerica, Inc., as mortgagee, the following described real property situated in Shelby County, Alabama to-wit:

**From the Southeast corner of the SW 1/4 of the SW 1/4 of Section 11, Township 18 South, Range 1 East. Shelby County, Alabama; thence North 0 deg. 2 min. 47 sec. West along the east line of said 1/4-1/4 Section a distance of 849.80 feet; thence**



leaving said East 1/4-1/4 section line, South 51 deg. 47 min. 13 sec. West a distance of 310.77 feet to a point lying on the Northerly right of way line of Shelby County Highway #50 (New Howard settlement Road), (80' right of way), said point also being the point of beginning; thence South 44 deg. 58 min. 53 sec. West along said right of way line a distance of 296.86 feet; thence South 41 deg. 21 min. 12 sec. West, along said right of way line a distance of 127.65 feet; thence leaving said right of way line North 16 deg. 28 min. 8 sec. West a distance of 196.87 feet; thence North 10 deg. 18 min. 7 sec. West a distance of 99.83 feet; thence North 72 deg. 45 min. 45 sec. East a distance of 331.27 feet, thence North 3 deg. 56 min. 44 sec. West a distance of 104.95 feet; thence South 17 deg. 40 min. 44 sec. East a distance of 193.21 feet to the point of beginning being situated in Shelby County, Alabama

**TO HAVE AND TO HOLD**, the above described property unto the said Mortgage Electronic Registration Systems, Inc.(MERS) as nominee for MortgageAmerica, Inc., 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.

**IN WITNESS WHEREOF**, the said Edward D. Hagans, an unmarried man, Mortgagor, by the said Mortgage Electronic Registration Systems, Inc.(MERS) as nominee for MortgageAmerica, Inc., as mortgagee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 16<sup>th</sup> day of June, 2004.

**EDWARD D. HAGANS,  
AN UNMARRIED MAN,  
MORTGAGOR,**

**By: MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC.(MERS) AS NOMINEE FOR  
MORTGAGEAMERICA, INC.,  
AS MORTGAGEE**

By: \_\_\_\_\_

**W. L. Longshore, Jr.,  
Auctioneer**

**STATE OF ALABAMA )  
JEFFERSON COUNTY )**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, Jr. whose name as auctioneer for the said Mortgage Electronic Registration Systems, Inc.(MERS) as nominee for MortgageAmerica, Inc., 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16<sup>th</sup> day of June, 2004.

**NOTARY PUBLIC**

**My Commission Expires: 5/27/08**

**THIS INSTRUMENT PREPARED BY:**

**W. L. Longshore, Jr.  
LONGSHORE, BUCK & LONGSHORE, P.C.  
2009 Second Avenue North  
Birmingham, Alabama 35203**

**GRANTEE'S ADDRESS:**

**MortgageAmerica, Inc.  
P. O. Box 43500  
Birmingham, AL 35243-0500**