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MSP FILE NO.: 382.0318024AL/KRH
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STATE OF ALABAMA
COUNTY OF SHELBY


20050512000228070 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
05/12/2005 08:48:26AM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on January 24, 2003, **Claude Pettus Marsh and Donna G. Marsh, husband and wife, Party of the First Part**, executed a certain mortgage to **"MERS" Mortgage Electronic Registration Systems, Inc. is acting solely as a nominee for Lender and Lender's successors and assigns; Lender Homecomings Financial Network, Inc.**, which said mortgage is recorded in Real Property Book 2003, Page 7398, in the Office of the Judge of Probate of Shelby County, Alabama ; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Mortgage Electronic Registration System, Inc. 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 3/30, 4/6 & 4/13/05; and

WHEREAS, on April 21, 2005, 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 Mortgage Electronic Registration System, Inc. in the amount of **ONE HUNDRED THIRTY-TWO THOUSAND FIVE HUNDRED FORTY-FOUR AND 56/100 DOLLARS (\$ 132,544.56)**; which the person conducting the sale on behalf of the mortgagee offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to Mortgage Electronic Registration System, Inc.; and

WHEREAS, James Greer, Esq., 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 the credit of ONE HUNDRED THIRTY-TWO THOUSAND FIVE HUNDRED FORTY-FOUR AND 56/100 DOLLARS (\$ 132,544.56), 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 Mortgage Electronic Registration System, Inc., and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Douglas L. ...

Lot 16, according to the map and survey of Hubbard and Givhan's Subdivision of Northwest Quarter of Northeast Quarter of Section 21, Township 22 South, Range 3 West, as recorded in Map Book 3, Page 128, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Book 376, Page 656


TO HAVE AND TO HOLD the above described property unto Mortgage Electronic Registration System, 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; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Claude Pettus Marsh and Donna G. Marsh, husband and wife and Mortgage Electronic Registration System, Inc. have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 21st day of April, 2005.

BY:

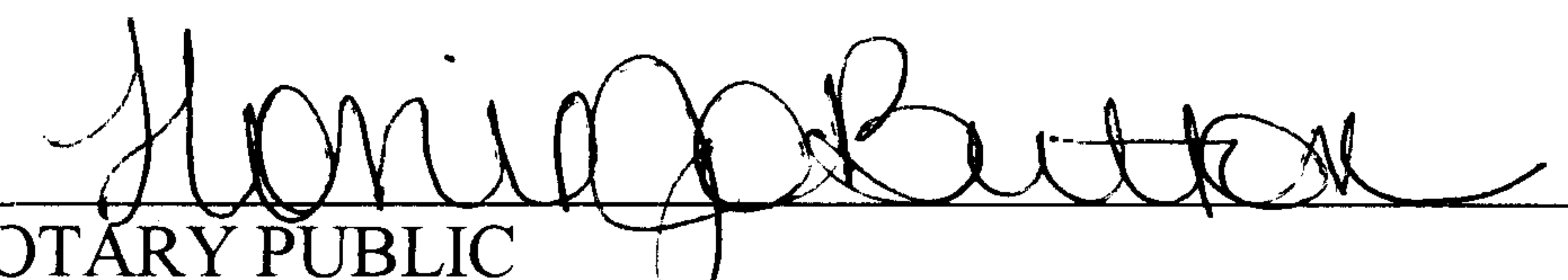
AS: Auctioneer and Attorney-in-fact

STATE OF ALABAMA
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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James Greer, Esq., whose name as attorney-in-fact and auctioneer for Claude Pettus Marsh and Donna G. Marsh, husband and wife and Mortgage Electronic Registration System, 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 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 21st day of April, 2005.


NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 23, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Grantee Name / Send tax notice to:

Homecomings/Fidelity National Foreclosure & Bankruptcy

ATTN: Vivian Angulo

Suite 200, 1270 Northland Drive

Mendota Height, MN 55120