## MORTGAGE FORECLOSURE DEED

20050620000303110 1/2 \$19.00 Shelby Cnty Judge of Probate, AL 06/20/2005 08:25:07AM FILED/CERT

STATE OF ALABAMA	
COINTY OF SHELRY	

Thomas T. Hagan 8485004587

KNOW ALL MEN BY THESE PRESENTS: That Thomas T. Hagan and Lena Marie Hagan, Husband and Wife did, on to-wit, the October 3, 2001, execute a mortgage to Liberty Mortgage Corporation, which mortgage is recorded in Instrument #2001-45905; said mortgage duly transferred and assigned to North American Mortgage Company, by instrument recorded in Instrument #2001-48142; further assigned to Mortgage Electronic Registration Systems, Inc., by instrument recorded in Instrument #20030103000006440; said loan modified by agreement as recorded in Instrument #20041005000549020

et seq., in the Office of the Judge of Probate 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. did declare all of the indebtedness secured by said mortgage due and payable 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 published in Shelby County, Alabama, in its issues of May 18, 25, June 1, 2005; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Mortgage Electronic Registration Systems, Inc., in the amount of One Hundred Thirty-Seven Thousand Seven Hundred Eleven Dollars and Fifty-Six Cents (\$137,711.56), which sum the said Mortgage Electronic Registration Systems, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Mortgage Electronic Registration Systems, Inc.; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of One Hundred Thirty-Seven Thousand Seven Hundred Eleven Dollars and Fifty-Six Cents (\$137,711.56), cash, the said Thomas T. Hagan and Lena Marie Hagan, Husband and Wife, acting by and through the said Mortgage Electronic Registration Systems, Inc., by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Mortgage Electronic Registration Systems, Inc., by MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Mortgage Electronic Registration Systems, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 37-A, Brook Forest Addition to Wyndham, as recorded in Map Book 27, Page 25, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Mortgage Electronic Registration Systems, Inc., forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Mortgage Electronic Registration Systems, Inc., has caused this instrument to be executed by MICHAEL ATCHISON, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said MICHAEL ATCHISON, has executed this instrument in his capacity as such auctioneer on this the June 8, 2005.

Thomas T. Hagan and Lena Marie Hagan, Husband and Wife Mortgagors

Mortgage Electropic Registration Systems, Inc.

Mortgagee or Transferee of Mortgagee

By / Why / Chi

MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Mortgage Electronic Registration Systems, Inc.

Mortgagee of Transferee of Mortgagee

MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee of Transferee of Mortgagee

MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

## STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that MICHAEL ATCHISON, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this the June 8, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Instrument prepared by: CHALICE E. TUCKER SHAPIRO & TUCKER, L.L.P. 2107 5th Avenue North, Suite 500 Birmingham, Alabama 35203 03-2011

Grantee's Address: Washington Mutual Bank, FA P.O. Box 1169 Milwaukee, WI 53201-1169

> 20050620000303110 2/2 \$19.00 Shelby Cnty Judge of Probate, AL 06/20/2005 08:25:07AM FILED/CERT