20050908000463930 1/2 $15.00
Shelby Cnty Judge of Probate,AL
09/08/2005 10:38:05AM FILED/CERT

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, *That,*

WHEREAS*, heretofore, on to-wit: October 25, 2004, Armond E. D'Alessandro and Candice D'Alessandro, husband and wife, Mortgagors, executed a certain mortgage to, Wilmington Finance, a division of AIG Federal Savings Bank, a corporation, said mortgage being recorded in* ***Instrument 20041110000619270,*** *in the Probate Office of Shelby County, Alabama; and*

WHEREAS*, the said Wilmington Finance, a division of AIG Federal Savings Bank, a corporation, transferred and assigned said mortgage and the debt thereby secured to Mortgage Electronic Registration Systems, Inc., a corporation, as transferee, said transfer being recorded in* ***Instrument 20050329000143110****, aforesaid records, and Mortgage Electronic Registration Systems, Inc., is now the holder and owner of said mortgage and debt.*

WHEREAS*, default was made in the payment of the indebtedness secured by said mortgage, and the said Mortgage Electronic Registration Systems, Inc., as transferee, 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 August 3, 10 and 17, 2005; and*

WHEREAS*, on August 31, 2005, 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., as transferee, 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., as transferee, in the amount of One Hundred Nine Thousand Four Hundred Twenty Seven and 65/100 Dollars ($109,427.65) 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.; and*

WHEREAS*, W. L. Longshore, Jr. conducted said sale on behalf of the said Mortgage Electronic Registration Systems, 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 One Hundred Nine Thousand Four Hundred Twenty seven and 65/100 Dollars ($109,427.65), Armond E. D'Alessandro and Candice D'Alessandro, husband and wife, Mortgagors, by and through the said Mortgage Electronic Registration Systems, Inc., as transferee, do grant, bargain, sell and convey unto the said Mortgage Electronic Registration Systems, Inc., as transferee, the following described real property situated in Shelby County, Alabama to-wit:*

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Lot 15, in Block 1, according to the Survey of Willow Glen, as recorded in Map Book 7, Page 101, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, *the above described property unto the said Mortgage Electronic Registration Systems, 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 Armond E. D'Alessandro and Candice D'Alessandro, husband and wife, Mortgagors, by the said Mortgage Electronic Registration Systems, Inc., as transferee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 31st day of August, 2005.*

ARMOND E. D'ALESSANDRO
AND
CANDICE D'ALESSANDRO,
HUSBAND AND WIFE,
MORTGAGORS

By: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS TRANSFEREE

By: W. L. Longshore Jr.
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., 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 3ST day of August, 2005..

Pearl Austin
NOTARY PUBLIC
My Commission Expires: 5/16/09

THIS INSTRUMENT PREPARED BY:
W. L. Longshore, Jr.
LONGSHORE, BUCK & LONGSHORE, P.C.
2009 Second Avenue North
Birmingham, Alabama 35203

GRANTEE'S ADDRESS:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
c/o Equity One, Inc.
301 Lippincott Drive
Marlton, NJ 08053