


SEND TAX NOTICE TO:
GMAC Mortgage Corporation
500 Enterprise Road
Suite 150
Horsham, PA 19044
(#0413969627)


20050927000501840 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
09/27/2005 09:47:46AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 18th day of April, 2002, Jacob Fields and Ashley Fields, husband and wife, 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 Book 2002-18460, 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. 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 August 17, 2005, August 24, 2005, and August 31, 2005; and

Shel. & Permitt

WHEREAS, on September 20, 2005, 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. 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.; and

WHEREAS, Mortgage Electronic Registration Systems, Inc. was the highest bidder and best bidder in the amount of Eighty Six Thousand Four Hundred Eighty Two and 35/100 Dollars (\$86,482.35) on the indebtedness secured by said mortgage, the said Mortgage Electronic Registration Systems, Inc., 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 Mortgage Electronic Registration Systems, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Begin at the Southwest corner of the SE 1/4 the NW 1/4 of Section 19, Township 18 South, Range 2 East, thence run North along the West line of said 1/4-1/4, 97.0 feet; thence turn Northeasterly an azimuth of 83 degrees 54 minutes 145.0 feet, thence turn Southeasterly an azimuth 153 degrees 21 minutes 85 feet; thence turn southeasterly an azimuth of 139 degrees 37 minutes 30 seconds 199.18 feet to a point on the Northerly right of way of Shelby County Road #55; thence turn Southwesterly along said right of way an azimuth of 220 degrees 33 minutes 30 seconds 212.0 feet to the intersection with an old telephone line; thence turn Northwesterly along said telephone line an azimuth of 325 degrees 55 minutes 309.55 feet to the West line of SE 1/4 of NW 1/4; thence turn North along said West line an azimuth of 0 degrees 00 minutes 20.0 feet to the point of beginning; Less and Except; Begin at the Southwest corner of the SE 1/4 of NW 1/4 of Section 19, Township 18 South, Range 2 East; thence run North along the West line of said 1/4-1/4 Section 97 feet to a point; thence turn Northeasterly an azimuth of 83 degrees 54 minutes and run a distance of 91 feet to the point of beginning of the property herein described; thence continue along the last described course a distance of 53 feet to a point; thence turn Southeasterly an azimuth of 153 degrees 21 minutes and run a distance of 85 feet to a point, thence turn Southeasterly an azimuth of 139 degrees 37 minutes 30 seconds 199.18 feet to a point on the Northerly right of way of Shelby County Road #55; thence turn Southwesterly along said right of way an azimuth of 220 degrees 33 minutes 30 seconds a distance of 20 feet; thence turn right an angle of 99 degrees 4 minutes and run in a Northwesterly direction a distance of 314 feet, more or less, to the point beginning of the property herein described. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Mortgage Electronic Registration Systems, Inc., 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. , 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 20th day of September, 2005.

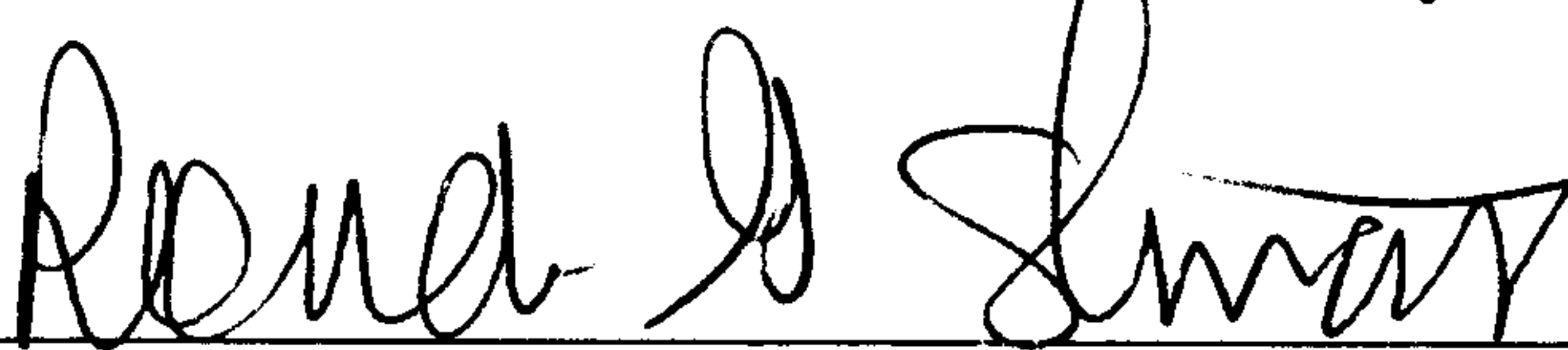
Mortgage Electronic Registration Systems, Inc.

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. , 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 20th day of September, 2005.



Notary Public

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

This instrument prepared by:
Heather H. Renfro
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727