


PREPARED BY: JASON LUTZ  
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1580  
MSP FILE NO.: 221.0502254AL/DAJ  
LOAN NO.: 0134363316

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20060208000065890 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
02/08/2006 02:52:55PM FILED/CERT

## MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on April 29, 2004, **Richard E. Chapman, Jr, an unmarried person, Party of the First Part**, executed a certain mortgage to **Pinnacle Bank**, which said mortgage is recorded in Instrument No. , in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to Mortgage Electronic Registration Systems, Inc in Instrument 20050422000192320; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Mortgage Electronic Registration Systems, 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 01/11, 01/18, 01/25; and

WHEREAS, on February 2, 2006, 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 Systems, Inc in the amount of **ONE HUNDRED THIRTY-SIX THOUSAND EIGHT AND 52/100 DOLLARS (\$ 136,008.52)**; 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 Systems, 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-SIX THOUSAND EIGHT AND 52/100 DOLLARS (\$ 136,008.52), 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 Systems, Inc, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:



Lot 19, and the South 9 feet of Lot 18 according to the Survey of Portsmouth First Sector as recorded in Map Book 6, Page 22 in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument 20040506000238040


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

IN WITNESS WHEREOF, Richard E. Chapman, Jr, an unmarried person and Mortgage Electronic Registration Systems, Inc have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 2<sup>nd</sup> day of February, 2006.

BY:

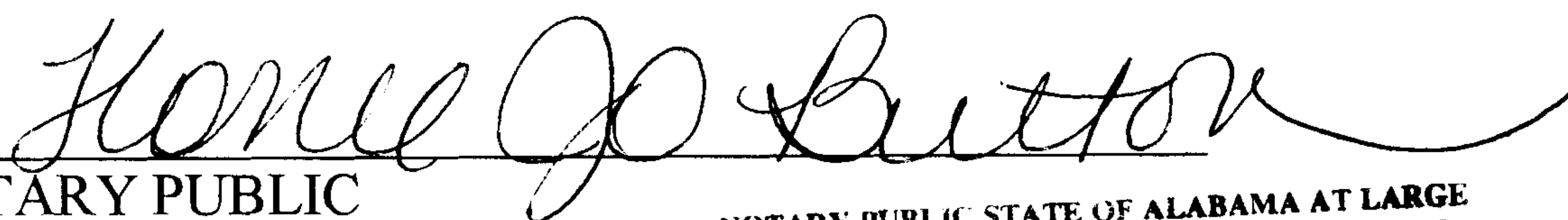
AS: Auctioneer and Attorney-in-fact

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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 Richard E. Chapman, Jr, an unmarried person and 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 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 2<sup>nd</sup> day of February, 2006.

  
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:

SunTrust Mortgage, Inc.

ATTN: Atosa Dabney

P O Box 27767

Richmond, VA 23261