

SEND TAX NOTICE TO:
Flagstar Bank, F. S. B.
5151 Corporate Drive
Troy, MI 48098
(#999930647)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 24th day of February, 2004, Gerald Wade Terry, a married man, and Bambi Chere' Terry, a married woman, joint tenancy with full rights of survivorship, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for BlueStar Mortgage, Inc., an Alabama Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Inst. No. 20040315000131070, 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 January 11, 2006, January 18, 2006, and January 25, 2006; and

WHEREAS, on January 31, 2006, 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

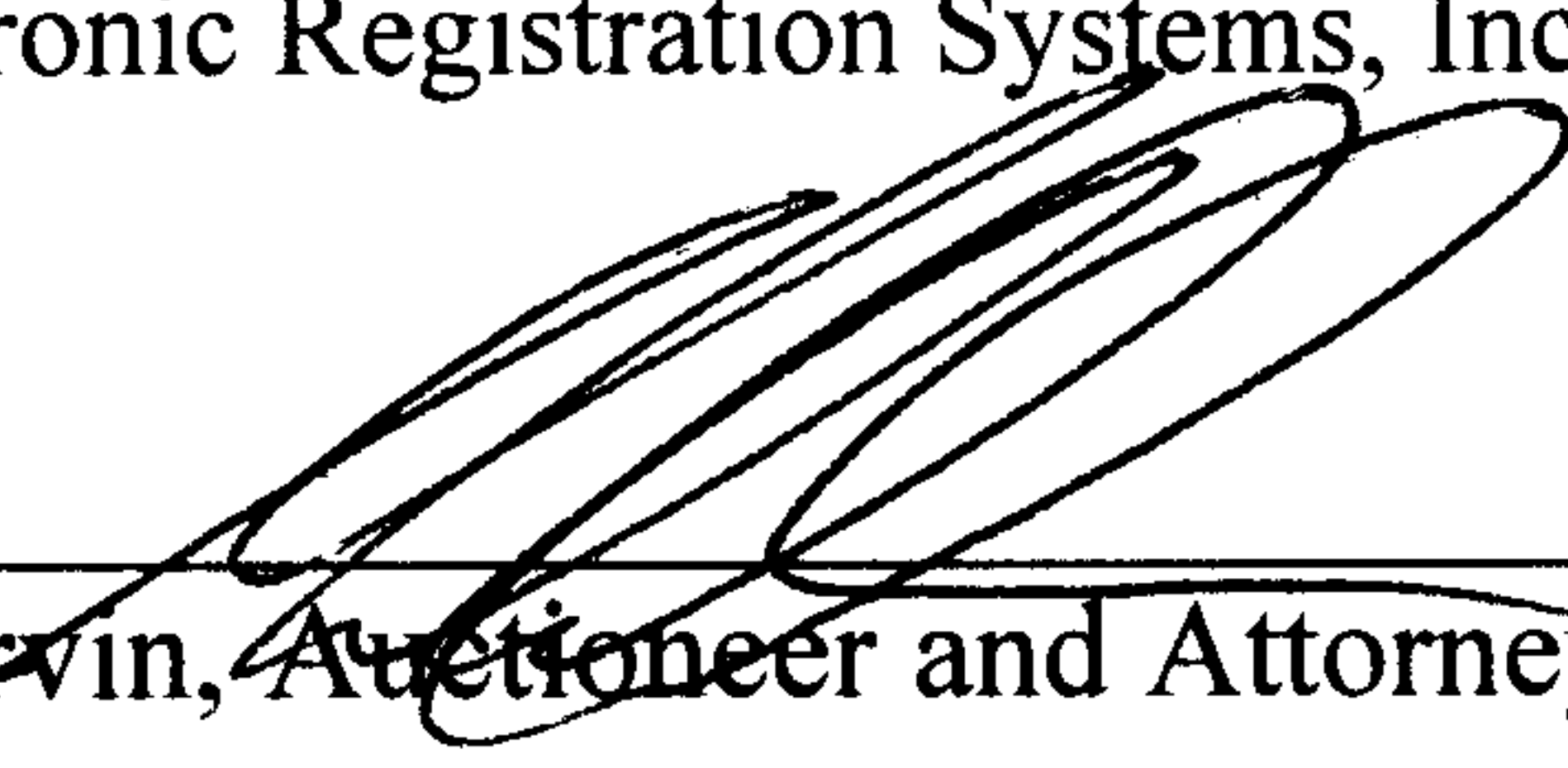
WHEREAS, Mortgage Electronic Registration Systems, Inc. was the highest bidder and best bidder in the amount of One Hundred Four Thousand Twenty Three and 45/100 Dollars (\$104,023.45) on the indebtedness secured by said mortgage, the said Mortgage Electronic Registration Systems, Inc., by and through 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:

A parcel of land situated in the Northeast one quarter of Section 5, Township 24 North, Range 13 East, Shelby County, Alabama. Described as follows: Commence at the Northeast corner of said Section 5 and run in a Southerly direction along the East line for a distance of 1542.93 feet to a point on the centerline of Southern Railway (100 foot right of way); thence turn a deflection angle right of 90 degrees 17 minutes 57 seconds and run in a Westerly direction along said centerline for a distance of 503.19 feet to the point of commencement of a curve to the right; said curve having a radius 2886.98 feet, a central angle of 7 degrees 42 minutes 26 seconds, a tangent distance of 194.47 feet, a deflection angle right of 05 degrees 00 minutes 20 seconds to chord, a chord length of 388.06 feet; thence run along arc of said curve and along said centerline for a distance of 388.35 feet; thence turn a deflection angle right 82 degrees 31 minutes 43 seconds from chord and run in a Northerly direction for a distance of 54.47 feet to the Northern most right of way of said Norfolk Southern Railway and the point of commencement of a curve to the right, also being the point of beginning; said curve having a radius of 2886.98 feet, a central angle of 02 degrees 26 minute 21 seconds, tangent distance of 61.46 feet, a deflection angle left 80 degrees 05 minutes 16 seconds to chord and an arc length of 122.90 feet; thence run along arc of said curve and along said Northern most right of way for a distance of 122.90 feet; thence turn a deflection angle right 81 degrees 07 minutes 12 seconds from chord and run in a Northerly direction for a distance of 203.13 feet to the Southern most right of way line of Orangewood Circle (40 foot right of way); thence turn a deflection angle right 68 degrees 48 minutes 01 seconds and run in a Northeasterly direction along said Southern most right of way line for a distance of 125.00 feet; thence turn a deflection angle right 110 degrees 10 minutes 04 seconds and run in a Southerly direction for a distance of 267.33 feet to the point of beginning.

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 31st day of January, 2006.

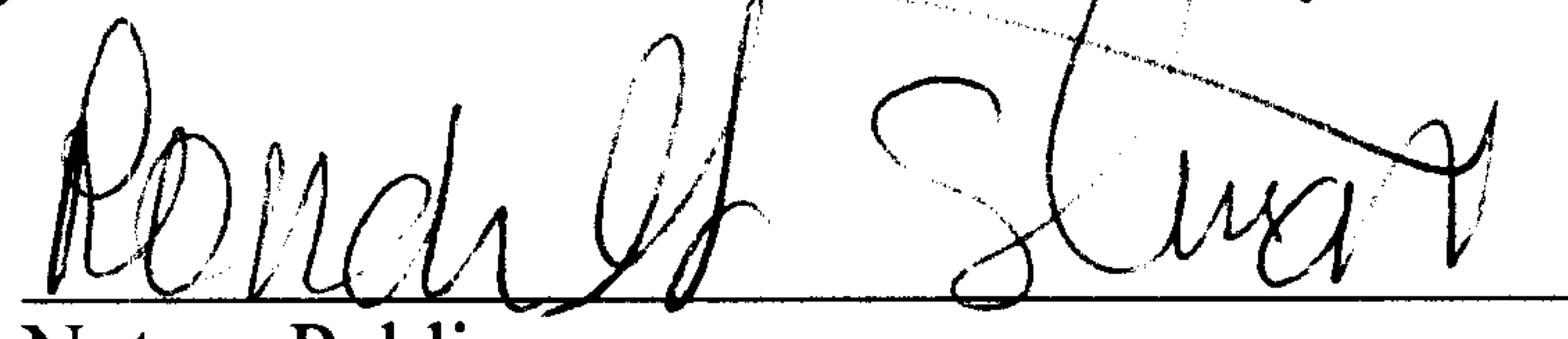
Mortgage Electronic Registration Systems, Inc.

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 31st day of January, 2006.


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