

PREPARED BY: JASON LUTZ

**MORRIS, SCHNEIDER & PRIOR, L.L.C.**

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**MSP FILE NO.: 382.0522903AL/CRM**

**LOAN NO.: 0423595677**

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20060217000079860 1/2 \$662.00  
Shelby Cnty Judge of Probate, AL  
02/17/2006 12:06:30PM FILED/CERT

## **MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on May 5, 2005, **Jules A Clarkson and Kathleen M Clarkson, husband and wife, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registrations Systems, Inc., acting solely as nominee for Homecomings Financial Network, Inc. its successors and assigns.**, which said mortgage is recorded in Instrument No. 20050511000227640, in the Office of the Judge of Probate of Shelby County, Alabama; 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 01/18, 01/25 & 02/01/2006; and

WHEREAS, on February 9, 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 **SIX HUNDRED FORTY-EIGHT THOUSAND AND 00/100 DOLLARS (\$ 648,000.00)**; 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 Deutsche Bank; 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 SIX HUNDRED FORTY-EIGHT THOUSAND AND 00/100 DOLLARS (\$ 648,000.00), 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 Deutsche Bank, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:



Lot 20, according to the Survey of Southlake First Addition, as recorded in MAP Book 14, Page 31, in the Office of the Probate of Shelby County, Alabama, situated in Shelby County, Alabama


SOURCE OF TITLE: Book 362 Page 13

TO HAVE AND TO HOLD the above described property unto Deutsche Bank, 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, Jules A Clarkson and Kathleen M Clarkson, husband and wife 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 9th day of February, 2006.

BY: James H. Greer  
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 Jules A Clarkson and Kathleen M Clarkson, husband and wife 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 9th day of February, 2006.

Monie D. Buttore  
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar 2, 2006  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 02/17/2006  
State of Alabama

Deed Tax: \$648.00

Grantee Name / Send tax notice to:  
Homecomings/Fidelity National Foreclosure & Bankruptcy  
ATTN: Holly Howenstine  
Suite 200, 1270 Northland Drive  
Mendota Height, MN 55120