

PREPARED BY: JASON LUTZ

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**LOAN NO.: 0690033808**

STATE OF ALABAMA

COUNTY OF JEFFERSON BIRMINGHAM DIVISION

  
20060228000094480 1/2 \$138.00  
Shelby Cnty Judge of Probate, AL  
02/28/2006 11:31:23AM FILED/CERT

### **MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on November 26, 1997, **R. Paige Rayburn, an unmarried woman, Party of the First Part**, executed a certain mortgage to **Alliance Mortgage Company, DBA Alliance Mortgage Company, Inc.**, which said mortgage is recorded in Instrument No. 1997-39116, in the Office of the Judge of Probate of Jefferson County, Alabama (Birmingham Division). Which said Mortgage was last sold, assigned to Residential Funding Corporation as recorded in Book 1999, Page 45773, in the Office of Probate Judge of Jefferson County (Birmingham Division).

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Residential Funding Corporation 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 Alabama Messenger, a newspaper of general circulation in Jefferson County, Alabama, in its issues of 1/28, 2/4 & 2/11/06; and

WHEREAS, on February 23, 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, Jefferson County, Alabama (Birmingham Division), the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Rudolph, LLC in the amount of **ONE HUNDRED TWENTY TWO THOUSAND ND 00/100 DOLLARS (\$122,000.00)**; 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 Rudolph, LLC; and

WHEREAS, James H. 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 TWENTY TWO THOUSAND AND 00/100 DOLLARS (\$122,000.00)**, 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 Rudolph, LLC, and its successors and assigns, the following described real property, situated in Jefferson County, Alabama, to-wit:

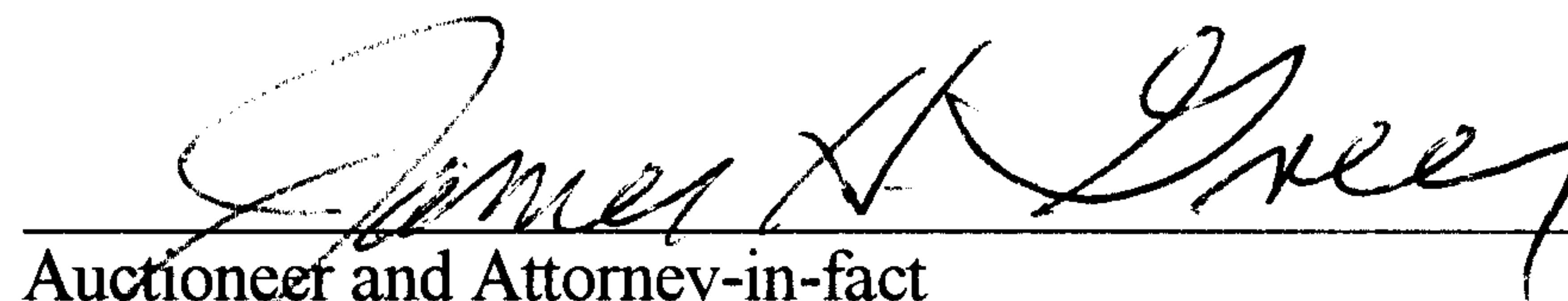
Lot 48, according to the Survey of wagon trace, as recorded in Map Book 6, Page 140, in the Probate Office of Shelby County, Alabama.



TO HAVE AND TO HOLD the above described property unto Rudolph, LLC, 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, R. Paige Rayburn, an unmarried woman and Residential Funding Corporation have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 23<sup>rd</sup> day of February, 2006.

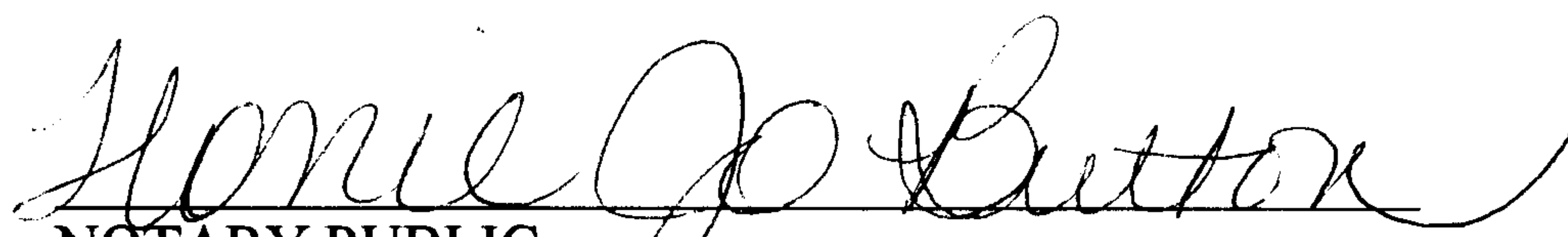
BY:  
AS:

  
Auctioneer and Attorney-in-fact

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James H. Greer, Esq., whose name as attorney-in-fact and auctioneer for R. Paige Rayburn, an unmarried woman and Residential Funding Corporation, 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 23<sup>rd</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



20060228000094480 2/2 \$138.00  
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Shelby County, AL 02/28/2006  
State of Alabama

Deed Tax: \$122.00