

SEND TAX NOTICE TO:  
GMAC Mortgage Corporation  
500 Enterprise Road  
Suite 150  
Horsham, PA 19044  
(#0600416510)

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 7th day of August, 2002, Jeffrey B. Sloan and Julia G. Sloan, husband and wife, executed that certain mortgage on real property hereinafter described to North Texas Financial Network, Inc. dba Premier Nationwide Lending, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Inst. No. 20020802600040478, said mortgage having subsequently been transferred and assigned to Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Bank, by instrument recorded in Instrument Number 2002082600040479, in the aforesaid Probate Office; and

WHEREAS, in and by said mortgage, the Transferee 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee 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 February 8, 2006, February 15, 2006, and February 22, 2006; and

WHEREAS, on March 7, 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 Two Hundred Sixty Five Thousand Three Hundred Ninety Two and 04/100 Dollars (\$265,392.04) 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 Transferee, 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 NE 1/4 of the SW 1/4 of Section 16, Township 19 South, Range 1 West of the Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the NE 1/4 of the SW 1/4 of Section 16. Township 19 South, Range 1 West; thence run east along the north line of said 1/4-1/4 section a distance of 311.15 feet to the center line of the old Dunnivant Dirt Road; thence turn an angle of 129 degrees 52 minutes to the right and run along the centerline of said dirt road a distance of 54.43 feet to the point of beginning; thence continue in the same direction along the centerline of said dirt road a distance of 69.80 feet; thence turn an angle of 10 degrees 40 minutes to the left and continue along the old Dunnivant Dirt Road a distance of 86.50 feet; thence turn an angle of 69 degrees 13 minutes 39 seconds to the left and run a distance of 260.96 feet to a point on the Northeast right-of-way line of Shelby County Highway No. 41; thence run an angle of 97 degrees 25 minutes 41 seconds to the left to the Tangent of a right -of-way curve, and run along said R/W curve (whose Delta Angle is 2 degrees 42 minutes 10 seconds to the left, radius is 3041.50 feet; Tangent is 71.74 feet; length of Arc is 143.47 feet) to the P.C. of said curve; thence continue along said highway R/W a distance of 148.53 feet; thence turn an angle of 93 degrees 30 minutes to the left and run a distance of 36.88 feet; thence turn an angle of 13 degrees 41 minutes to the left and run a distance of 103.72 feet; thence turn an angle of 5 degrees 23 minutes 42 seconds to the left and run a distance of 151.96 feet to the point of beginning. Mineral and mining right excepted.



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 7<sup>th</sup> day of March, 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 Transferee.

Given under my hand and official seal on this 7<sup>th</sup> day of March, 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

Shelby County, AL 03/23/2006  
State of Alabama

Deed Tax: \$265.50