



20060619000290910 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
06/19/2006 10:57:12AM FILED/CERT

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15  
195

STATE OF ALABAMA  
COUNTY OF SHELBY

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on December 1, 2005, **Robert Kinzer and Nancy C. Kinzer aka Nancy Kinzer, husband and wife, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Indy Mac Bank, its successors and assigns**, which said mortgage is recorded in Instrument No. 20051209000638850, 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 04/26/06, 05/03/06, 05/10/06; and

WHEREAS, on May 18, 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 EIGHTY THOUSAND AND 00/100 DOLLARS (\$ 180,000.00)**; 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 IndyMac Bank, F.S. B.; and

WHEREAS, Vicki N. Smith, 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 EIGHTY THOUSAND AND 00/100 DOLLARS (\$ 180,000.00), 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 IndyMac Bank, F.S. B., and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:



Commence at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 22 South, Range 1 East; thence run Easterly along the North line thereof for 599.34 feet to the point of beginning; thence continue last described course for 156. 0 feet; thence 78 degrees 39 minutes right run Southeasterly for 595.75 feet to the North R/W line of Shelby County Highway 42; thence 88 degrees 58 minutes 47 seconds right to chord of a curve concaved left ( having a radius of 1206.88 feet and a central angle of 07 degrees 15 minutes 48 seconds) thence run Southwesterly along said curve and R/W for 152.89 feet; thence 91 degrees 00 minutes 45 seconds right run Northwesterly for 629.21 feet to the Point of Beginning. According to the survey of Thomas E. Simmons, LS # 12945, dated May 26, 1995 Lying and being situated in Shelby County, Alabama.


TO HAVE AND TO HOLD the above described property unto IndyMac Bank, F.S. B., 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, Robert Kinzer and Nancy C. Kinzer aka Nancy Kinzer, 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 18th day of May, 2006.

BY:

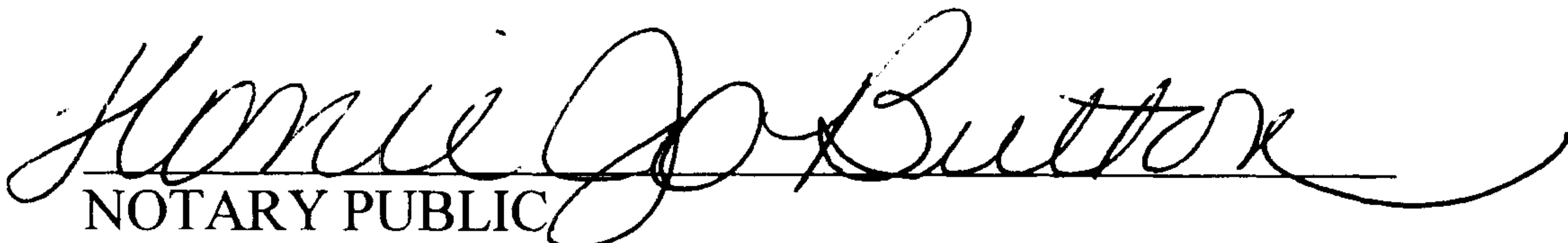
AS: Vicki N. Smith  
Auctioneer and Attorney-in-fact

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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Vicki N. Smith, whose name as attorney-in-fact and auctioneer for Robert Kinzer and Nancy C. Kinzer aka Nancy Kinzer, 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 18<sup>th</sup> day of May, 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:

Indymac Bank  
ATTN: Darcie Sansing  
6900 Beatrice Drive  
Kalamazoo, MI 49009