


PREPARED BY: JONATHAN BUTLER  
**MORRIS, SCHNEIDER & PRIOR, L.L.C.**  
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MSP FILE NO.: 382.0611341AL/KVL  
LOAN NO.: 0440789527

  
20061220000620110 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
12/20/2006 02:22:20PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

### MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

\* 20051206000629820

WHEREAS, heretofore on November 30, 2005, **Crystal Freeman, unmarried woman, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems Inc., acting solely as nominee for SouthStar Funding, LLC., its successors and assigns**, which said mortgage is recorded in Instrument No. **\***, in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to U.S. Bank National Association as Trustee; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and U.S. Bank National Association as Trustee 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 11/8/06, 11/15/06, 11/22/06; and

WHEREAS, on December 7, 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 U.S. Bank National Association as Trustee in the amount of **ONE HUNDRED SEVENTY-ONE THOUSAND THREE HUNDRED FORTY-FOUR AND 54/100 DOLLARS (\$ 171,344.54)**; 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 U.S. Bank National Association as Trustee; 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 SEVENTY-ONE THOUSAND THREE HUNDRED FORTY-FOUR AND 54/100 DOLLARS (\$ 171,344.54)**, 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 U.S. Bank National Association as Trustee, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 522-A, according to a resurvey of Lots 522 and 523, Grande View Estates, Givianpour Addition to Alabaster, 5th Addition, as recorded in Map Book 23, Page 17, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association as Trustee, 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, Crystal Freeman, unmarried woman and U.S. Bank National Association as Trustee have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 7<sup>th</sup> day of December, 2006.

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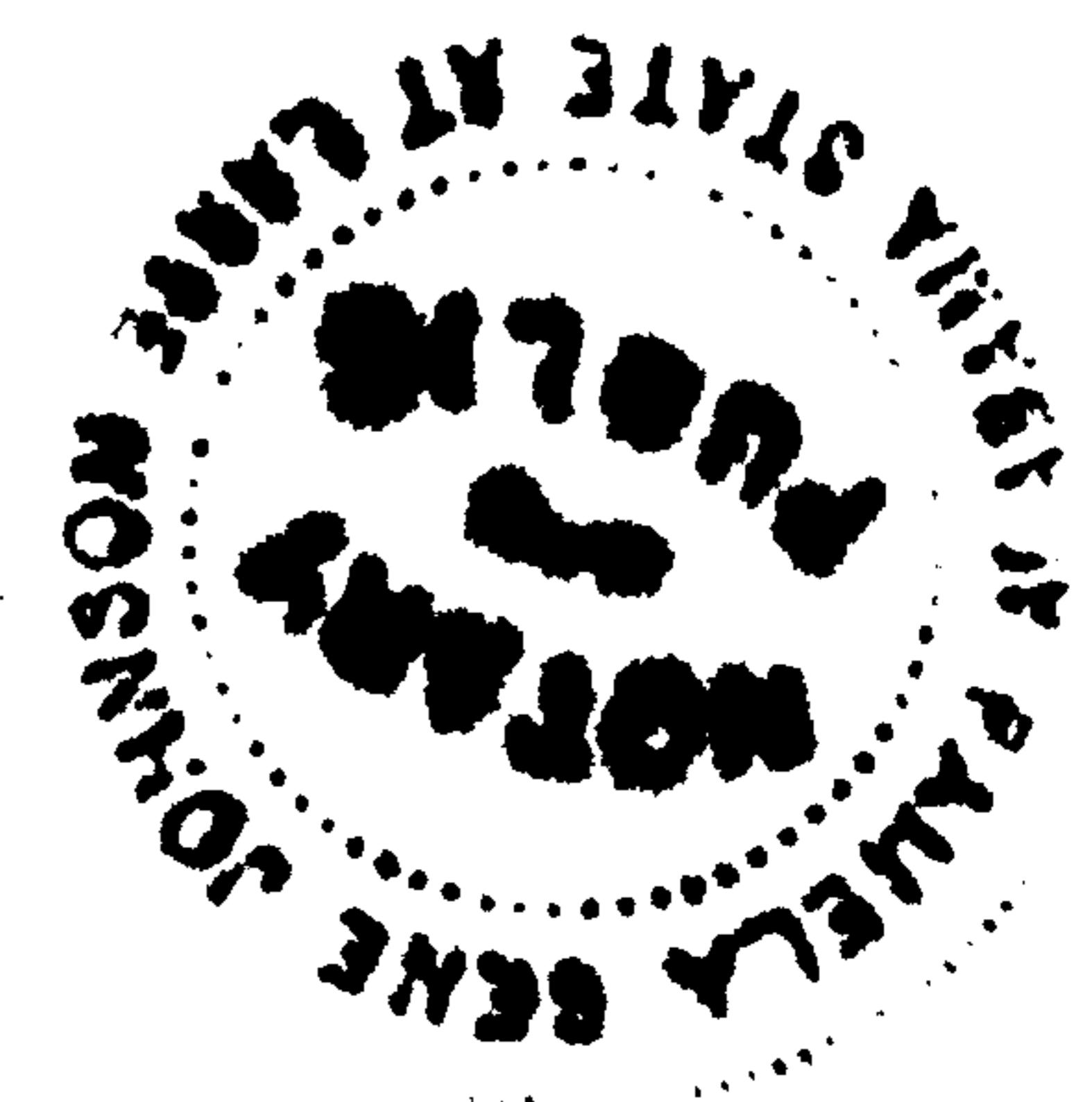
BY: Vicki N. Smith  
AS: Auctioneer and Attorney-in-fact

STATE OF ALABAMA  
COUNTY OF SHELBY

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 Crystal Freeman, unmarried woman and U.S. Bank National Association as Trustee, 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 the 7<sup>th</sup> day of December, 2006.

  
NOTARY PUBLIC  
My Commission Expires: 11/14/08



Grantee Name / Send tax notice to:  
ATTN: Holly Howenstine  
Homecomings Financial, LLC/FNFS  
Suite 200, 1270 Northland Drive  
Mendota Height, MN 55120