

PREPARED BY: JONATHAN BUTLER

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20070313000113770 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/13/2007 03:44:32PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on July 28, 2005, **Denise Martin, unmarried woman, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Accredited Home Lenders, Inc.**, its successors and assigns, which said mortgage is recorded in Instrument No. 20050902000453750, in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to **US BANK, N.A., AS TRUSTEE**; recorded in Instrument Number 20060815608397950; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and **US BANK, N.A., 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 1/24/07, 1/31/07, 2/7/07; and

WHEREAS, on February 15, 2007, 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 **US BANK, N.A., AS TRUSTEE** in the amount of **SIXTY-SEVEN THOUSAND NINE HUNDRED EIGHTY-NINE AND 52/100 DOLLARS (\$ 67,989.52)**; 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 **US BANK, N.A., 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 **SIXTY-SEVEN THOUSAND NINE HUNDRED EIGHTY-NINE AND 52/100 DOLLARS (\$ 67,989.52)**, 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 **US BANK, N.A., AS TRUSTEE**, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 12, Block B according to a Map of Liberty Heights, drawn by H.I. Pickett, Civil Engineer and Surveyor, adopted by the owner, G.B. Pickett on 05 December 1923, and recorded in Map Book 3, Page 26 of the Shelby County Alabama Probate Records.

Subject to all restrictions, reservations, rights, easements, Rights-of-Way, provisions, covenants, terms, conditions and building set-back lines or record.

SOURCE OF TITLE: Instrument No. 1997-30325

TO HAVE AND TO HOLD the above described property unto US BANK, N.A., 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, Denise Martin, unmarried woman and US BANK, N.A., AS TRUSTEE have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 15th day of February, 2007.

BY:

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

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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 Denise Martin, unmarried woman and US BANK, N.A., 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 15th day of February, 2007.

Pamela D. Smith
NOTARY PUBLIC
My Commission Expires: 11/14/08



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