


PREPARED BY: JONATHAN BUTLER  
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LOAN NO.: 0439889726

  
20070321000129460 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
03/21/2007 02:16:00PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

## MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on July 11, 2005, **Tabitha Klein, a single woman, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Accredited Home Lenders, Inc., its successors and assigns.**, which said mortgage is recorded in Instrument No. 20050808000404350, 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; and recorded in Instrument No. 20070126000041230; 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 1/17, 1/24, 1/31/2007; and

WHEREAS, on February 1, 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 **THREE HUNDRED FIFTEEN THOUSAND FOUR HUNDRED THIRTY-ONE AND 38/100 DOLLARS (\$ 315,431.38)**; 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 **THREE HUNDRED FIFTEEN THOUSAND FOUR HUNDRED THIRTY-ONE AND 38/100 DOLLARS (\$ 315,431.38)**, 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 1511, Grand View Estates, Givianpour Addition to Alabaster, 15th Addition, as recorded in Map Book 32, Page 126, in the Probate Office of Shelby County, Alabama.


SOURCE OF TITLE: Book 200508080000404340 Page

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, Tabitha Klein, a single 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 1<sup>st</sup> day of February, 2007.

BY: Vicki N. Smith  
AS: 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 Tabitha Klein, a single 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 1<sup>st</sup> day of February, 2007.

Honorio D. Button  
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:  
ATTN: Marques Robertson  
Homecomings Financial, LLC/FNFS  
Suite 200, 1270 Northland Drive  
Mendota Height, MN 55120