

STATE OF ALABAMA)

COUNTY OF SHELBY)

THIS FORECLOSURE DEED made this 24th day of April, 2007, between JIMMY W. BLAAUW and NANCY S. BLAAUW, husband and wife, Parties of the First Part, and WM SPECIALTY MORTGAGE, LLC, Party of the Second Part;

W I T N E S S E T H:

WHEREAS, the said JIMMY W. BLAAUW and NANCY S. BLAAUW, husband and wife, heretofore executed to AMERIQUEST MORTGAGE COMPANY, herein called the Mortgagee, a certain mortgage dated February 21, 2004, and recorded in Document No. 20040317000135710, Probate Records of Shelby County, Alabama, which conveyed the hereinafter described property to secure the indebtedness evidenced by a note, payable in installments, therein described; and

WHEREAS, the Mortgagee has granted, bargained, sold, conveyed and assigned the said mortgage and the indebtedness thereby secured and the property therein described to the Party of the Second Part, by assignment dated March 15, 2007, and recorded in Document No. 20070323000132370, Probate Records of Shelby County, Alabama, and the Party of the Second Part was owner thereof at the time of the sale hereinafter mentioned; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee shall have the authority to sell said property before the Courthouse Door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and the Party of the Second Part thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the 21st day of March, 2007, and the 28th day of March, 2007, and the 4th day of April, 2007, that it would sell the hereinafter described property before the front door of

the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on the 24th day of April, 2007; and

WHEREAS, the said sale was held at the time and place stated in said notice which was published in the said issues of The Shelby County Reporter, and Party of the Second Part became the purchaser of the hereinafter described property at and for the sum of \$145,420.68 cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, JAMES J. ODOM, JR., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part;

NOW THEREFORE, IN consideration of the premises 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 the WM SPECIALTY MORTGAGE, LLC, the following described real property situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the Southeast quarter of the Southeast quarter of Section 32, Township 21 South, Range 1 East and run West along the North line of said Quarter-Quarter Section a distance of 772.50 feet to the point of beginning; thence continue along said Quarter-Quarter Section and along the North line of the Southwest quarter of the Southeast quarter of said Section a distance of 655.13 feet to a point on the Southeast 40-foot right of way line of County Highway 61; thence turn an angle of 68 degrees 35 minutes to the left and run in a Southwesterly direction along said right of way line a distance of 241.69 feet to a point; thence turn an angle of 111 degrees 25 minutes to the left and run East and parallel to the said North line of the said Southwest quarter of Southeast quarter and the Southeast quarter a distance of 743.43 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 225.00 feet to the point of beginning.

Said parcel of land is lying in the Southeast quarter of Southeast quarter and Southwest quarter of Southeast quarter, Section 32, Township 21 South, Range 1 East, Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said WM SPECIALTY MORTGAGE, LLC, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said WM SPECIALTY MORTGAGE, LLC, under and by virtue of the power and authority contained in the aforesaid mortgage. Subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said JIMMY W. BLAAUW and NANCY S. BLAAUW, husband and wife, and WM SPECIALTY MORTGAGE, LLC, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.



20070507000213280 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/07/2007 02:18:33PM FILED/CERT

BY: _____

As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that JAMES J. ODOM, JR., whose name as attorney-in-fact and auctioneer for JIMMY W. BLAAUW and NANCY S. BLAAUW, husband and wife, and WM SPECIALTY MORTGAGE, LLC, 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 the conveyance, he, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 30th day of April, 2007.

Anne P. Marshall
Notary Public
My Commission Expires: 3/12/2011

THIS INSTRUMENT PREPARED BY:
ARTHUR M. STEPHENS
STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.
P.O. BOX 307
HUNTSVILLE, AL 35804

Grantee's Address:
WM Specialty Mortgage, LLC
c/o AMC Mortgage Services, Inc.
Attn: RSD Department
505 City Parkway West, Suite 100
Orange, CA 92868