

THIS INSTRUMENT WAS PREPARED BY:

Scott J. Humphrey, Esq.
3829 Lorna Road, Suite 322
Hoover, Alabama 35244

STATE OF ALABAMA)
SHELBY COUNTY)

SEND TAX NOTICES TO:

MorEquity, Inc.
Post Office Box 3788
Evansville, IN 74436-3788



20070515000226070 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
05/15/2007 09:45:07AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on July 26, 2004, Christopher Durden and spouse, Valerie Durden, executed a certain mortgage on the property hereinafter described to Wilmington Finance, a division of AIG Federal Savings Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20040729000422730, and subsequently transferred and assigned to MorEquity, Inc. by instrument recorded in Instrument No. 20041115000624650, aforesaid records; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said MorEquity, Inc. did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of March 28, April 4, and April 11, 2007; and

WHEREAS, on April 16, 2007, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and MorEquity, Inc. did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Scott J. Humphrey was the auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said MorEquity, Inc.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of MorEquity, Inc. in the amount of \$121,190.69, which sum of money MorEquity, Inc. offered to credit on the indebtedness secured by said mortgage, and the said MorEquity, Inc., by and through Scott

