

STATE OF ALABAMA)

COUNTY OF SHELBY)

THIS FORECLOSURE DEED made this 1<sup>st</sup> day of May, 2007, between GAIL VINSON GALLUPS and KENNETH GALLUPS, husband and wife, Parties of the First Part, and ACCREDITED HOME LENDERS, INC., Party of the Second Part;

W I T N E S S E T H:

WHEREAS, the said GAIL VINSON GALLUPS and KENNETH GALLUPS, husband and wife, heretofore executed to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") Solely as nominee for Lender and Lender's successors and assigns, herein called the Mortgagee, a certain mortgage dated January 26, 2006, and recorded in Document No. 20060130000047090, 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 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 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR ACCREDITED HOME LENDERS, INC., thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the 28<sup>th</sup> day of March, 2007, and the 4<sup>th</sup> day of March, 2007, and the 11<sup>th</sup> 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 1<sup>st</sup> day of May, 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 \$40,000.00 cash, which was the highest, best, and last bid therefor; 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 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS"), SOLELY AS NOMINEE FOR ACCREDITED HOME LENDERS, INC.;

NOW THEREFORE, IN consideration of the premises the Parties of the First Part and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), SOLELY AS NOMINEE FOR ACCREDITED HOME LENDERS, INC., 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 said ACCREDITED HOME LENDERS, INC., the following described real property situated in Shelby County, Alabama, to-wit:

A part of the Southeast Quarter of Section 2, Township 24 North, Range 12 East lying South of Montevallo-Calera Highway, and West of the Montevallo-Jemison Road, more particularly described as follows: As a point of reference begin at the Southwest corner of the Southeast Quarter of the Northwest Quarter; thence Easterly along the South boundary of said Southeast Quarter of Northwest Quarter 200 feet, more or less, to the point of beginning of lot herein conveyed; thence in a Northerly direction run 170 feet, more or less, to a point 200 feet East of the West boundary of said Southeast Quarter of the Northwest Quarter to the South boundary of Montevallo-Calera Road; thence in an Easterly direction along the South boundary of said road 100 feet; thence in a Southerly direction parallel with the West boundary of said Southeast Quarter of Northwest Quarter for 170 feet, more or less, to the South boundary of said Southeast Quarter of the Northwest Quarter; thence in a Westerly direction along the South boundary of said Southeast Quarter of the Northwest Quarter 95 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except that portion conveyed to the State of Alabama as recorded in Real Book 306, Page 715 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said ACCREDITED HOME LENDERS, INC., its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said ACCREDITED HOME LENDERS, INC., 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 GAIL VINSON GALLUPS and KENNETH GALLUPS, husband and wife, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), SOLELY AS NOMINEE FOR ACCREDITED HOME LENDERS, INC., 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.

ACCREDITED HOME LENDERS, INC.

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 GAIL VINSON GALLUPS and KENNETH GALLUPS, husband and wife, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), SOLELY AS NOMINEE FOR ACCREDITED HOME LENDERS, INC., 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/she, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

11<sup>th</sup> IN WITNESS WHEREOF, I have hereunto set my hand and official seal this day of May, 2007.

Rene 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:

Accredited Home Lenders, Inc.

16550 West Bernardo Dr., Bldg. 1

San Diego, CA 92127