


PREPARED BY: JOHN RUDD  
**MORRIS, SCHNEIDER & PRIOR, L.L.C.**  
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MSP FILE NO.: 066.0613267AL/smc  
LOAN NO.: 0012656724

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20070608000269330 1/2 \$1104.50  
Shelby Cnty Judge of Probate, AL  
06/08/2007 02:18:28PM FILED/CERT

### MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on August 29, 2005, Anthony C. Riley, as his sole and sole and separate property, joined by his wife, Tausah Riley, Party of the First Part, executed a certain mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Metrocities Mortgage LLC DBA No Red Tape Mortgage, its successors and assigns, which said mortgage is recorded in Instrument No. 20050909000468380, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Mortgage Electronic Registration Systems, Inc. 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, 3/28/2007, 4/18/2007; and

WHEREAS, on May 17, 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 JP Morgan Chase Bank, National Association, as Trustee; in the amount of **ONE MILLION NINETY THOUSAND, TWO HUNDRED AND NINETY-SEVEN DOLLARS AND NINETY-SIX CENTS (\$1,090,297.96)**; 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 JP Morgan Chase Bank, National Association, 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 **ONE MILLION NINETY THOUSAND, TWO HUNDRED AND NINETY-SEVEN DOLLARS AND NINETY-SIX CENTS (\$1,090,297.96)**, 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 JP Morgan Chase Bank, National Association, as Trustee, and its



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successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 59, according to the Survey of the Cove of Greystone Phase II, as recorded in Map Book 29, Page 136 A and B, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20050909000468370

TO HAVE AND TO HOLD the above described property unto JP Morgan Chase Bank, National Association, 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, Anthony C. Riley, as his sole and separate property, joined by his wife, Tausah Riley and Mortgage Electronic Registration Systems, Inc. have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 17<sup>th</sup> day of May, 2007.

BY:


AS: Vicki N. Smith  
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 Anthony C. Riley, as his sole and separate property, joined by his wife, Tausah Riley and Mortgage Electronic Registration Systems, 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 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 17<sup>th</sup> day of May, 2007.

  
NOTARY PUBLIC  
My Commission Expires: 11/14/08



Grantee Name / Send tax notice to:  
EMC Mortgage Corporation  
2780 Lake Vista Drive  
Lewisville, TX 75067

Shelby County, AL 06/08/2007  
State of Alabama

Deed Tax: \$1090.50