

SEND TAX NOTICE TO:
GMAC Mortgage, LLC
500 Enterprise Rd. Suite 150
Horsham, PA 19044
(#0414767988)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

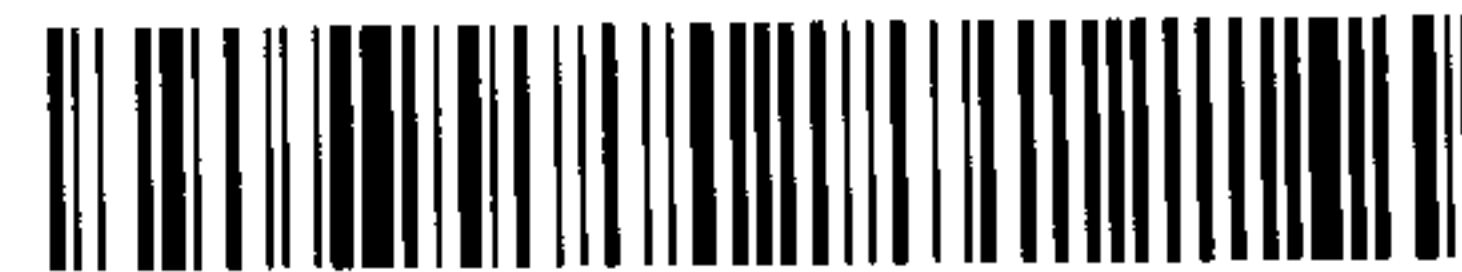
KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of September, 2002, John Thomason and Elaine Thomason, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Homecomings Financial Network, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument # 20021002000477690, said mortgage having subsequently been transferred and assigned to Mortgage Electronic Registration Systems, solely as nominee for GMAC Mortgage, LLC; and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 23, 2007, May 30, 2007, and June 6, 2007; and

WHEREAS, on June 19, 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 conducted, and Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC did offer for sale and sell at public



20070717000334020 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
07/17/2007 12:00:08PM FILED/CERT

outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Michael Corvin was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC; and

WHEREAS, Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC was the highest bidder and best bidder in the amount of One Hundred Seventeen Thousand Eighty Six Dollars and 96/100 Dollars (\$117,086.96) on the indebtedness secured by said mortgage, the said Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC, by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 26, Township 19 South, Range 1 East; thence run South along the West boundary line for 1335.72 feet; thence turn an angle of 91 degrees 01 minutes 26 seconds left and run 241.23 feet to the point of beginning; thence turn an angle of 88 degrees 58 minutes 17 seconds and run 326.6 feet (more accurately described as "run left 326.6 feet"); thence turn an angle of 88 degrees 58 minutes 13 seconds right and run left 222.03 feet; thence turn an angle of 91 degrees 02 minutes 12 seconds right and run 182.12 feet; thence turn an angle of 18 degrees 22 minutes 39 seconds to the right and run 82.72 feet to the Southerly right of way line of a pipe line; thence turn an angle of 48 degrees 27 minutes 15 seconds right and run along said pipe line right of way for 174.31 feet; thence turn an angle of 22 degrees 24 minutes 15 seconds right and run 35.92 feet to the point of beginning. Together with a 20 foot wide non-exclusive easement for ingress and egress being more particularly described as follows: Commencing at the Northwest corner of Section 26, Township 19 South, Range 1 east; thence South 1 degree 21 minutes 41 seconds West along the West boundary line of said section for a distance of 1335.72 feet; thence south 89 degrees 39 minutes 45 seconds East, a distance 241.23 feet; thence continuing East along said line a distance of 35.92 feet; thence North 67 degrees 56 minutes 00 seconds East, a distance of 174.31 feet; thence North 19 degrees 28 minutes 45 seconds East, a distance of 40.93 feet to the point of beginning of the centerline of a 20 foot wide easement for ingress/egress; thence North 40 degrees 13 minutes 04 seconds East, a distance of 21.15 feet; thence North 42 degrees 02 minutes 06 seconds East, a distance of 21.15 feet; thence North 42 degrees 02 minutes 06 seconds East, a distance of 17.67 feet; thence North 63 degrees 04 minutes 23 seconds East, a distance of 59.68 feet; thence North 53 degrees 32 minutes 25 seconds East, a distance of 47.16 feet; thence North 37 degrees 49 minutes 44 seconds East, a distance of 44.85 feet; thence North 29 degrees 34 minutes 51 seconds East, a distance of 62.21 feet; thence North 18 degrees 35 minutes 43 seconds East, a distance of 66.30 feet; thence North 2 degrees 56 minutes 36 seconds East, a distance of 71.26 feet; thence North 6 degrees 51 minutes 11 seconds West, a distance of 100.86 feet; thence North 20 degrees 15 minutes 03 seconds West, a distance of 45.53 feet; thence North 35 degrees 54 minutes 48 seconds West a distance of

109.71 feet, thence North 5 degrees 13 minutes 01 second West, a distance of 41.91 feet; thence North 1 degree 55 minutes 58 seconds East, a distance of 220 feet more or less, to the South right of way line of U.S. Highway No. 280 to the point of ending.

TO HAVE AND TO HOLD the above described property unto Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC, its successors/heirs and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC, has caused this instrument to be executed by and through Michael Corvin, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Michael Corvin, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this 19th day of June, 2007.

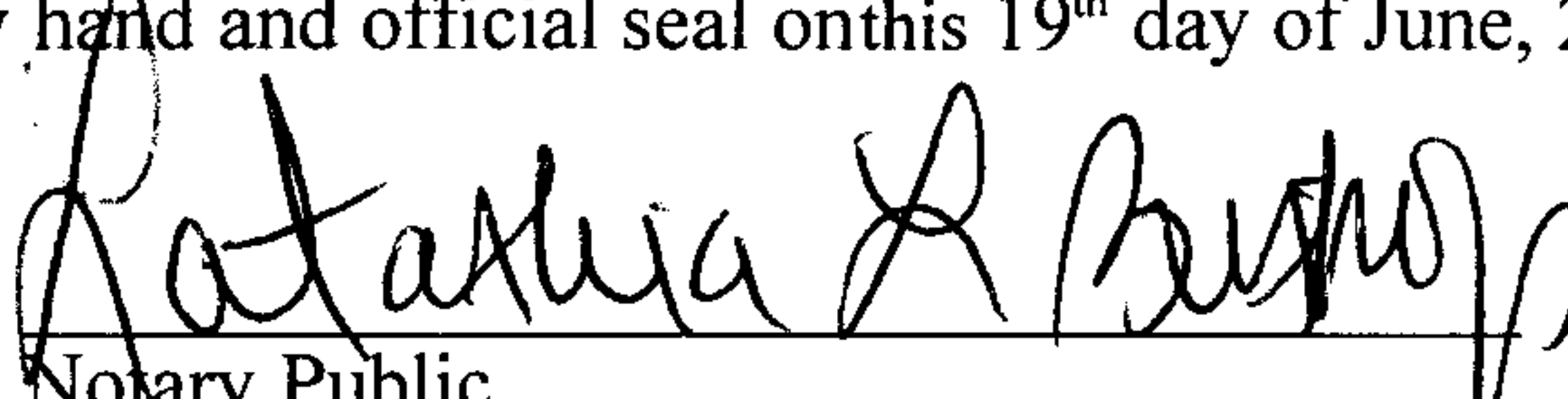
Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC

By: 
Michael Corvin, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as auctioneer and attorney-in-fact for Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

Given under my hand and official seal on this 19th day of June, 2007.


Notary Public

My Commission Expires: _____ MY COMMISSION EXPIRES FEBRUARY 11, 2008

This instrument prepared by:
Colleen McCullough
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727