

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Jennifer Kelly
1416490785

KNOW ALL MEN BY THESE PRESENTS: That Jennifer Kelly, an unmarried person did, on to-wit, the October 1, 2003, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for National Bank of Commerce of Birmingham, which mortgage is recorded in Instrument No. 20031008000677540; said mortgage was transferred and assigned to Capital One by instrument recorded in Instrument No. 20061107000547370 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Capital One 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 27, July 4, 11, 2007; and

WHEREAS, on the July 25, 2007, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:30 o'clock a.m./~~p.m.~~, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Capital One did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Capital One, in the amount of One Hundred Forty-Seven Thousand Seven Hundred Seventy-Nine Dollars and Seventy-Three Cents (\$147,779.73), which sum the said Capital One offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Capital One; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of One Hundred Forty-Seven Thousand Seven Hundred Seventy-Nine Dollars and Seventy-Three Cents (\$147,779.73), cash, the said Jennifer Kelly, an unmarried person, acting by and through the said Capital One, by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Capital One, by MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Capital One, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 58, according to the Survey of Chase Plantation, 3rd Sector, as recorded in Map Book 9, page 47, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Capital One, forever; 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, and any taxes which may be due.




20070730000352190 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
07/30/2007 09:55:02AM FILED/CERT

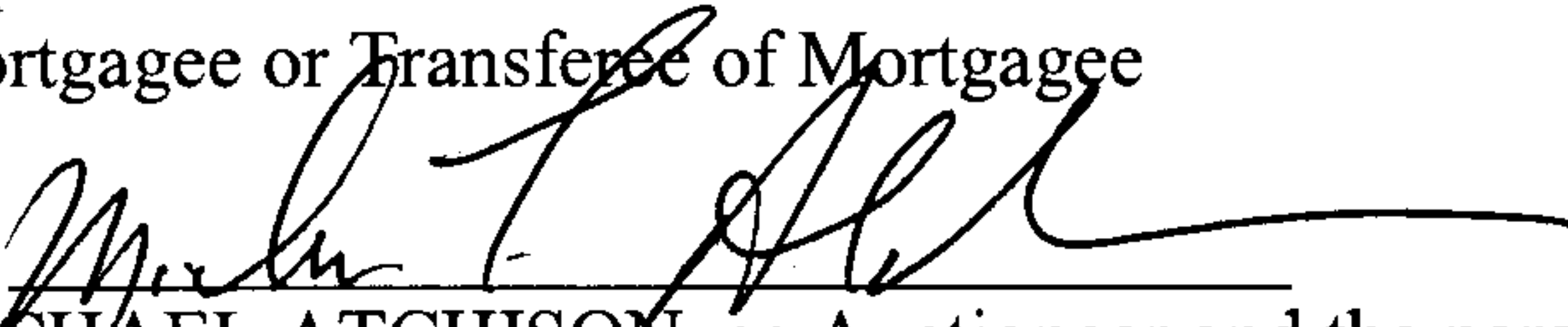
✓ IN WITNESS WHEREOF, the said Capital One, has caused this instrument to be executed by MICHAEL ATCHISON, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said MICHAEL ATCHISON, has executed this instrument in his capacity as such auctioneer on this the July 25, 2007.

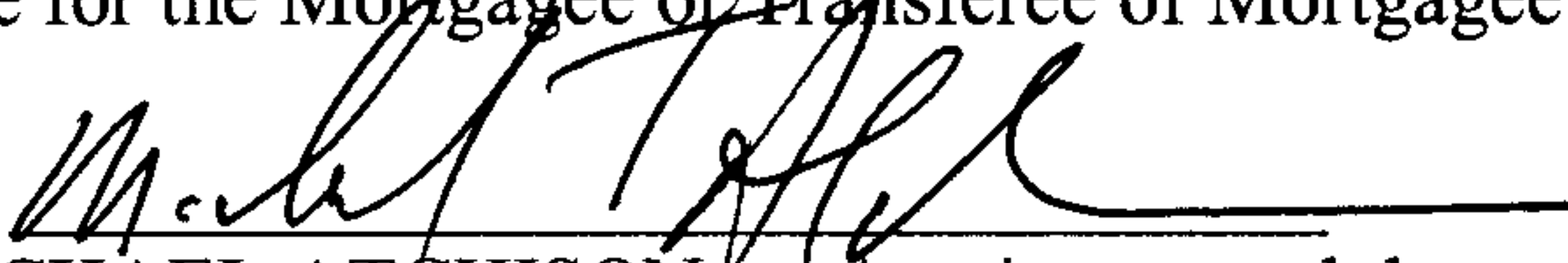
Jennifer Kelly, an unmarried person
Mortgagors

Capital One
Mortgagee or Transferee of Mortgagee

By 
MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Capital One
Mortgagee or Transferee of Mortgagee

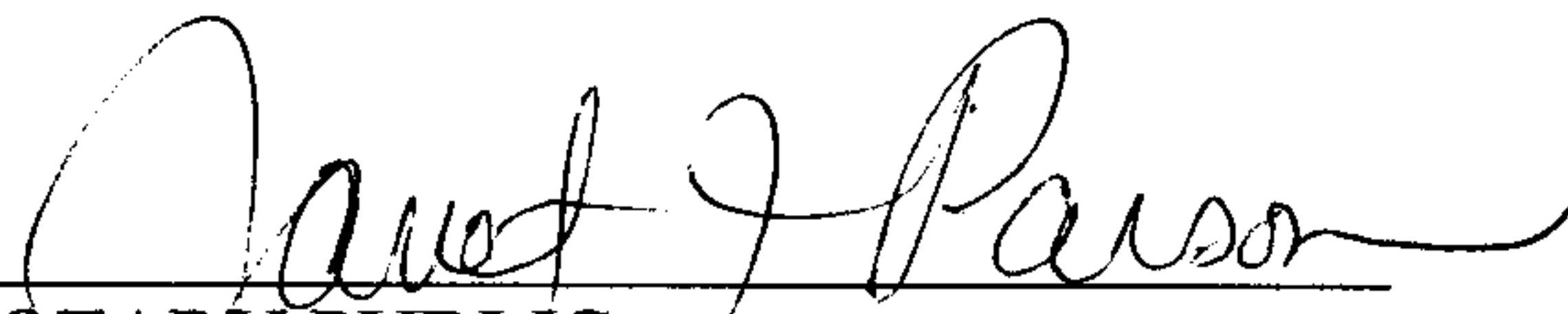
By 
MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By 
MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that MICHAEL ATCHISON, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this July 25, 2007.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/16/08

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO & PICKETT, L.L.P.
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
06-0936

GRANTEE'S ADDRESS
Dovenmuehle Mortgage, Inc
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Lake Zurich, Illinois 60047-8924