

PREPARED BY: JOHN RUDD

MORRIS, SCHNEIDER & PRIOR, L.L.C.

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Atlanta, GA 30329
(770) 234-9181

354.0713036AL



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Shelby Cnty Judge of Probate, AL
07/30/2007 02:35:33PM FILED/CERT

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STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on October 31, 2006, **Jim C. Mccaw, Married, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Primary Capital Advisors, LC, its successors and assigns.**, which said mortgage is recorded in Instrument No. 20061107000546390, 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 5/23, 5/30, 6/6/2007; and

WHEREAS, on June 21, 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 Aurora Loan Services, LLC in the amount of **NINE HUNDRED NINETY-FOUR THOUSAND FIVE HUNDRED FORTY-TWO AND 26/100 DOLLARS (\$ 994,542.26)**; 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 Aurora Loan Services, LLC; 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 of **NINE HUNDRED NINETY-FOUR THOUSAND FIVE HUNDRED FORTY-TWO AND 26/100 DOLLARS (\$ 994,542.26)**, 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 Aurora Loan Services, LLC, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 602, according to the amended map of Highland Lakes, 6th sector, an Eddleman Community, as recorded in Map Book 23, Page 153 A & B, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration Easements and Master Protective Covenants for Highland Lakes, a residential subdivision, recorded as instrument # 1994-07111 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a residential subdivision. The 6th Sector recorded as instrument # 1998-12385 in the Probate Office of Shelby

County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration")

Situated in Shelby County, Alabama.

This being that same property conveyed from Highland Lakes Development, Ltd to Michael R. Carroll by deed dated 12/27/2001 and in Instrument 2002-01811.

SOURCE OF TITLE: Instrument No. 20061107000546380

TO HAVE AND TO HOLD the above described property unto Aurora Loan Services, LLC, 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, Jim C. Mccaw, Married 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 21st day of June, 2007.

BY:

AS: Vicki N. Smith
Auctioneer and Attorney-in-fact


Shelby County, AL 07/30/2007
State of Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

Deed Tax: \$994.50

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 Jim C. Mccaw, Married 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 21st day of June, 2007.



NOTARY PUBLIC

My Commission Expires: 11/14/08

Grantee Name / Send tax notice to:
ATTN: Robert Mennenoh
Aurora Loan Services, LLC
Submit via NewInvoice
Highland Ranch, CO 80163 178



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