

SEND TAX NOTICE TO:
Taylor, Bean & Whitaker Mortgage Corporation
1417 N. Magnolia Avenue
Ocala FL 34474-9078
(#655695)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 2nd day of November, 2004, James E. Tanniehill and Victoria Tanniehill, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Taylor, Bean & Whitaker Mortgage Corp., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20041112000621790, and

WHEREAS, in and by said mortgage, the Mortgagee 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 Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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 Registrations Systems, Inc., solely as nominee for Taylor, Bean & Whitaker Mortgage Corp. 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 June 6, 2007, June 13, 2007, and June 20, 2007; and

WHEREAS, on July 10, 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 Registrations Systems, Inc., solely as nominee for Taylor, Bean & Whitaker Mortgage Corp. did offer for sale and sell at public 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 Registrations Systems, Inc., solely as nominee for Taylor, Bean & Whitaker Mortgage Corp.; and

WHEREAS, Mortgage Electronic Registrations Systems, Inc., solely as nominee for Taylor, Bean & Whitaker Mortgage Corp. was the highest bidder and best bidder in the amount of One Hundred Forty One Thousand Seventy Nine Dollars and 50/100 Dollars (\$141,079.50) on the indebtedness secured by said mortgage, the said Mortgage Electronic Registrations Systems, Inc., solely as nominee for Taylor, Bean & Whitaker Mortgage Corp., by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto Mortgage Electronic Registrations Systems, Inc., solely as nominee for Taylor, Bean & Whitaker Mortgage Corp. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the West 1/2 of the Northwest 1/4 of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 21; thence run South 78 degrees 25 minutes 17 seconds West a distance of 170.3 feet to an iron pin on the Westerly right of way of Shelby County Highway #17 and the point of beginning; thence run South 61 degrees 41 minutes 27 seconds West a distance of 239.8 feet to an iron pin; thence run North 28 degrees 18 minutes 33 seconds West a distance of 105.0 feet to an iron pin; thence run North 56 degrees 31 minutes 35 seconds East a distance of 277.4 feet to an iron pin on the Westerly right of way of said highway; thence Southeasterly along said right of way a distance of 135 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Mortgage Electronic Registrations Systems, Inc., solely as nominee for Taylor, Bean & Whitaker Mortgage Corp., 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 Registrations Systems, Inc., solely as nominee for Taylor, Bean & Whitaker Mortgage Corp., 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 10th day of July, 2007.

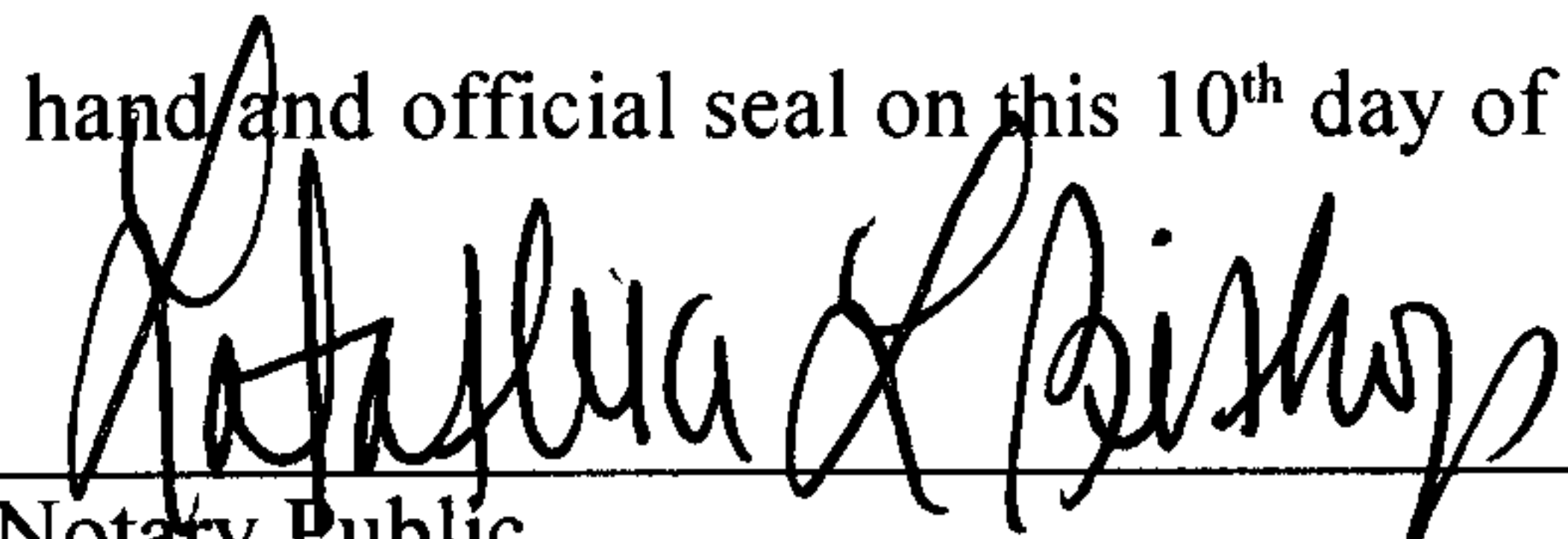
Mortgage Electronic Registrations Systems, Inc., solely as nominee for Taylor, Bean & Whitaker Mortgage Corp.

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 Registrations Systems, Inc., solely as nominee for Taylor, Bean & Whitaker Mortgage Corp., 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 Mortgagee.

Given under my hand and official seal on this 10th day of July, 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