


**STATE OF ALABAMA
COUNTY OF SHELBY**


20070810000375830 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/10/2007 09:58:12AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on to-wit: the 2nd day of October, 2006, Christopher M. Bonds and Stephanie M. Bonds, husband and wife, did execute a certain mortgage on property herein described to Mortgage Electronic Registration Systems (MERS), as nominee for Freedom Mortgage Corporation, which mortgage is recorded as Document Number 20061008000495890, in the Probate Records of Shelby County, Alabama.

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door of the City of Columbiana, County of Shelby, State of Alabama, after giving notice of same of the time place and terms of said sale in some newspaper published in said County by publication once a week for three 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 said mortgage, 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 the Mortgagee might bid at the sale and purchase the said property if the highest bidder therefore; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Freedom Mortgage Corporation by LoanCare Servicing Center, its authorized servicing agent, did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to the 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 local circulation, published in Shelby County, Alabama, in its issues of July 11, July 18, and July 25, 2007; and,

WHEREAS, on the 7th day of August, 2007, the day on which the foreclosure sale was to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Freedom Mortgage Corporation by LoanCare Servicing Center, its authorized servicing agent, did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described:

WHEREAS, Joel P. Jaquibino, was the Auctioneer who conducted the said foreclosure sale and was the person conducting the sale for Freedom Mortgage Corporation, Inc. by LoanCare Servicing Center, its authorized servicing agent, and Freedom Mortgage Corporation, Inc., was the best and highest bidder in the amount of Three Hundred, Eighty Thousand, Seven Hundred Eight and 23/100 (\$380,708.23) which sum of money is offered as credit on the indebtedness secured by said mortgage; and said property was thereunto sold to Freedom Mortgage Corporation, Inc.

NOW, THEREFORE, in consideration of the premises and a credit in the amount of Three Hundred, Eighty Thousand, Seven Hundred Eight and 23/100 (\$380,708.23) on the indebtedness secured by said mortgage, the said Christopher M. Bonds and Stephanie M. Bonds, and the said Freedom Mortgage Corporation, Inc. by LoanCare Servicing Center, its authorized servicing agent, 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 the said Freedom Mortgage Corporation, Inc. the following described property situated in Shelby County, Alabama, to-wit:

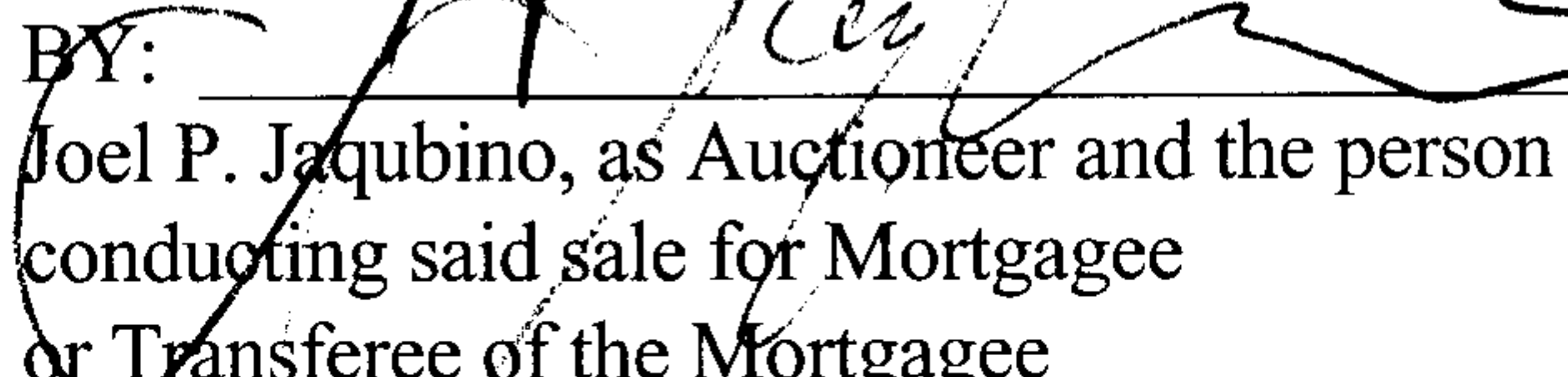
**Lot 33, according to the map or survey of Greystone, 7th Sector, Phase II, as recorded in Map Book 19, Page 121, in the Probate Office of Shelby County, Alabama.
This is a purchase money mortgage.**

TO HAVE AND TO HOLD the above described property Freedom Mortgage Corporation, Inc., its successors 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 of the State of Alabama, and further subject to Federal Tax Liens and/or Special Assessments, if any, and the mortgage hereinabove mentioned.

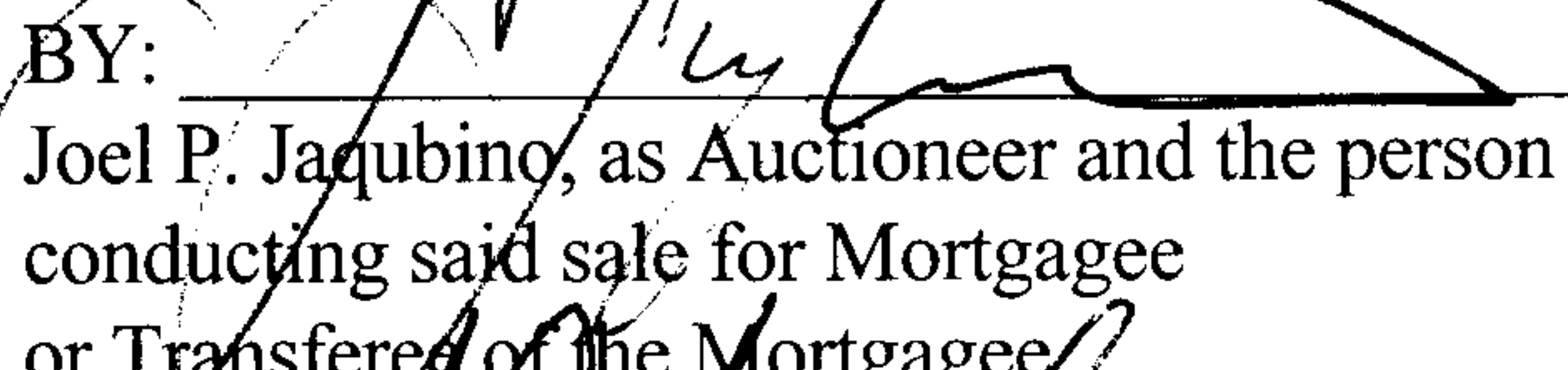
IN WITNESS WHEREOF, Freedom Mortgage Corporation, Inc. by LoanCare Servicing Center, its authorized servicing agent, has caused this instrument to be executed by and through Joel P. Jaubino, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of the Mortgagee and in witness whereof has hereunto set his hand and seal on this the 7th day of August, 2007.

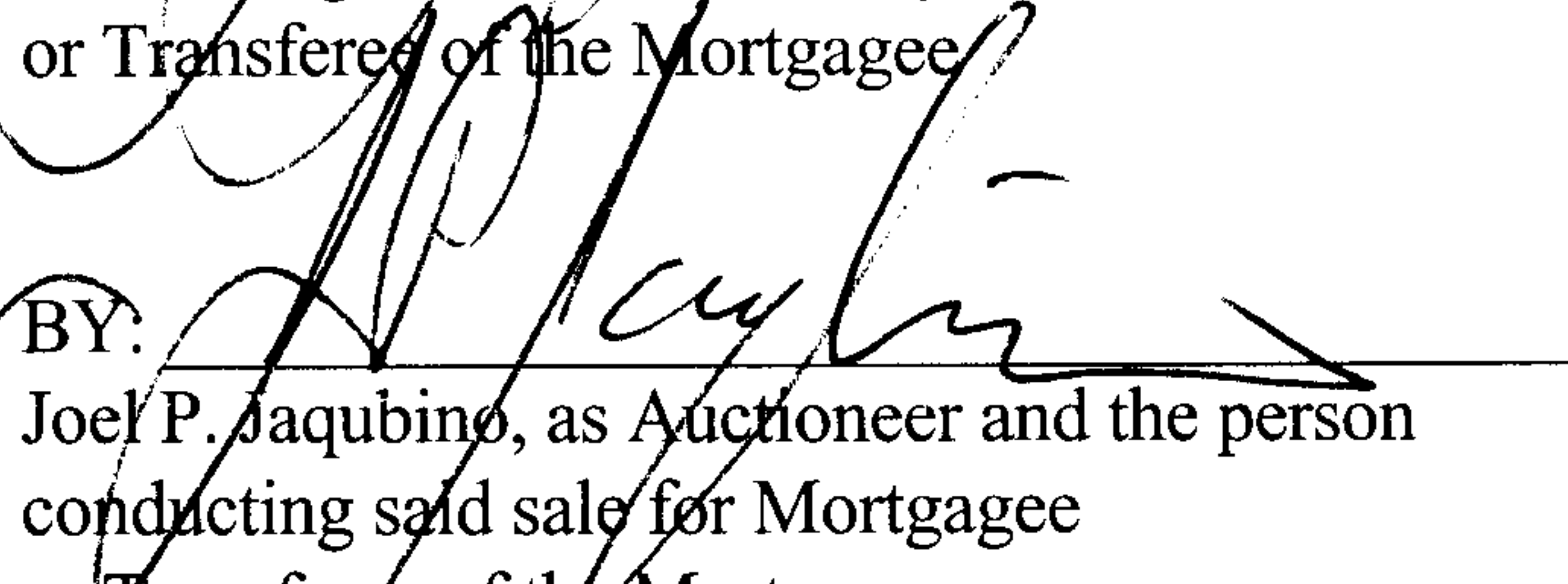
Christopher M. Bonds and Stephanie M. Bonds,
Mortgagors

BY: MERS as nominee for Freedom Mortgage Corporation by LoanCare Servicing Center, Inc., its authorized servicing agent,
Mortgagee or Transferee of Mortgagee

BY: 
Joel P. Jaubino, as Auctioneer and the person
conducting said sale for Mortgagee
or Transferee of the Mortgagee

**Freedom Mortgage Corporation, Inc. by
LoanCare Servicing Center, Inc., its
authorized servicing agent,**
Mortgagee or Transferee of Mortgagee

BY: 
Joel P. Jaubino, as Auctioneer and the person
conducting said sale for Mortgagee
or Transferee of the Mortgagee

BY: 
Joel P. Jaubino, as Auctioneer and the person
conducting said sale for Mortgagee
or Transferee of the Mortgagee

STATE OF ALABAMA
COUNTY OF MADISON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Joel P. Jaubino, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of the Mortgagee, Freedom Mortgage Corporation, Inc., by LoanCare Servicing Center, its authorized servicing agent, and whose name is signed to the foregoing conveyance in this capacity and who is known to me and acknowledged before me on this date, that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date, as the action on himself as Auctioneer and the person conducting the same for the Freedom Mortgage Corporation, Inc. by LoanCare Servicing Center, its authorized servicing agent, with full authority and as the actions Freedom Mortgage Corporation, Inc. by LoanCare Servicing Center, its authorized servicing agent, as Mortgagee, in the mortgage referred to in the foregoing deed.


Given under my hand and official seal, this the 7th day of August, 2007.


Notary Public
My Commission Expires: _____



This instrument Prepared by:
Wolfe, Jones, Boswell, Wolfe, Hancock & Daniel, LLC
BY: Gary P. Wolfe
905 Bob Wallace Avenue, Suite 100
Huntsville, AL 35801
(256) 534-2205

MY COMMISSION EXPIRES 8-31-2009


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