

SEND TAX NOTICE TO:
Nathan S. Stamps
142 Calmont Woods Drive
Montevallo, AL 35115

STATE OF ALABAMA)

COUNTY OF SHELBY)



20070920000442090 1/3 \$83.00
Shelby Cnty Judge of Probate, AL
09/20/2007 01:47:54PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 5th day of March, 1999, James M. Lee, a married man and Carol H. Lee, a married man, executed that certain mortgage on real property hereinafter described to Source One Mortgage Services Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Inst. #1999-11706, said mortgage having subsequently been transferred and assigned to Mortgage Electronic Registration Systems, Inc., solely as nominee for CitiMortgage, Inc., successor in interest to Source One Mortgage Corporation, by instrument recorded in Instrument Number 2000-19741, in the aforesaid Probate Office; 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. 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 March 16, 2005, March 23, 2005, and March 30, 2005; and

[Handwritten signature at the bottom of the page.]

WHEREAS, on April 5, 2005, 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. 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 Registration Systems, Inc.; and

WHEREAS, Nathan S. Stamps was the highest bidder and best bidder in the amount of Sixty Two Thousand Five Hundred Seventy Four and 00/100 Dollars (\$62,574.00) on the indebtedness secured by said mortgage, the said Mortgage Electronic Registration Systems, Inc., by and through Michael Corvin, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby remise, release, quit claim and convey unto Nathan S. Stamps all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of Calmont Subdivision, as recorded in Map Book 4 page 4 in the Probate Office of Shelby county, Alabama; being situated in Shelby County, Alabama. Less and except that part of said lot condemned by the state in Condemnation Case No. 29-138 more particularly described as follows: A part of Lot 5, according to the survey of the Calmont Subdivision the map or plat of which is recorded in Map Book 4 page 4 in the Office of the Judge of Probate of Shelby County, Alabama and being more fully described as follows: Commencing at the Northwest corner of said lot; thence southerly along the West line of said lot a distance of 380 feet, more or less, to the point of beginning of the property herein to be conveyed said point of beginning being on a line which extends from a point that is 40 feet Northeasterly of and at right angles to the centerline of Project No. OLB-059-025-001 at Station 83+00 to a point that is 45 feet Northeasterly of and at right angles to the centerline of said Project at Station 95+75; thence Southeasterly along a line a distance of 32 feet, more or less, to said point that is 45 feet Northeasterly of and at right angles to the centerline of said Project at Station 95+75; thence Northeasterly along a line a distance of 98 feet, more or less, to a point on the present Northwest right of way line of Lake Woods Drive the Southeast line of said Lot that is Northwesterly of and at right angles to the traverse of said Drive at Station 2+00; thence Southwesterly along said Southeast line a distance of 80 feet, more or less, to the present Northeast right of way line of Alabama Highway No. 25, the Southwest line of said Lot; thence Northwesterly along said Southwest line a distance of 90 feet, more or less, to the West line of said Lot; thence Northerly along said West line a distance of 16 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer

conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto Nathan S. Stamps, 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., 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 5th day of April, 2005.

Mortgage Electronic Registration Systems, Inc.

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

STATE OF ALABAMA)
COUNTY OF SHELBY)

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. , 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 5th day of April, 2005.


Notary Public

My Commission Expires: ~~MY COMMISSION EXPIRES~~ MARCH 28, 2007

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

Shelby County, AL 09/20/2007
State of Alabama

Deed Tax: \$63.00