

**MORTGAGE FORECLOSURE DEED**

**STATE OF ALABAMA )**  
**SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS, That,**

WHEREAS, heretofore, on May 15, 2007, Scott Ezekiel and Melanie Ezekiel, Mortgagors, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc. MERS, as nominee for American Brokers Conduit** said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama in Real Instrument #20070612000274240.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said **Mortgage Electronic Registration Systems, Inc. MERS, as nominee for American Brokers Conduit**, as mortgagee, did declare all of the indebtedness secured by the said mortgages, due and payable, and said mortgages subject to foreclosure as therein provided and did give due and proper notice of foreclosure of said mortgages in accordance with the terms thereof, by U. S. Mail and by publication in The Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of November 7, 14 and 21, 2007; and

WHEREAS, on December 5, 2007, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said **Mortgage Electronic Registration Systems, Inc. MERS, as nominee for American Brokers Conduit**, as mortgagee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgages was the bid of the said **Mortgage Electronic Registration Systems, Inc. MERS, as nominee for American Brokers Conduit**, as mortgagee, in the amount of Two Hundred Twenty Four Thousand One Hundred Eighty Four and 94/100 Dollars (\$224,184.94) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said **Mortgage Electronic Registration Systems, Inc. MERS, as nominee for American Brokers Conduit**; and

WHEREAS, W. L. Longshore, III conducted said sale on behalf of the said **Mortgage Electronic Registration Systems, Inc. MERS, as nominee for American Brokers Conduit**; and

WHEREAS, said mortgages expressly authorized the 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 Two Hundred Twenty Four Thousand One Hundred Eighty Four and 94/100 Dollars (\$224,184.94), Scott Ezekiel and Melanie Ezekiel, Mortgagors, by and through the said **Mortgage Electronic Registration Systems, Inc. MERS, as nominee for American Brokers Conduit**, as mortgagee, do grant, bargain, sell and convey unto the said **Mortgage Electronic Registration Systems, Inc. MERS, as nominee for American Brokers Conduit**, as mortgagee, the following described real property situated in Shelby County, Alabama to-wit:

**Lot 667A according to the Survey of Waterford Cove Sector 3 Phase 2 as recorded in Map Book 34 Page 34 in the Probate Office of Shelby County, Alabama.**

TO HAVE AND TO HOLD, the above described property unto the said **Mortgage Electronic Registration Systems, Inc. MERS, as nominee for American Brokers Conduit**, 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.

IN WITNESS WHEREOF, the said Donna Apple, a married woman, Mortgagor, by the said **Mortgage Electronic Registration Systems, Inc. MERS, as nominee for American Brokers Conduit**, as mortgagee, by W. L. Longshore, III, as auctioneer conducting said sale caused these presents to be executed on this the 5th day of December, 2007.

**SCOTT EZEKIEL  
AND  
MELANIE EZEKIEL,  
MORTGAGORS**

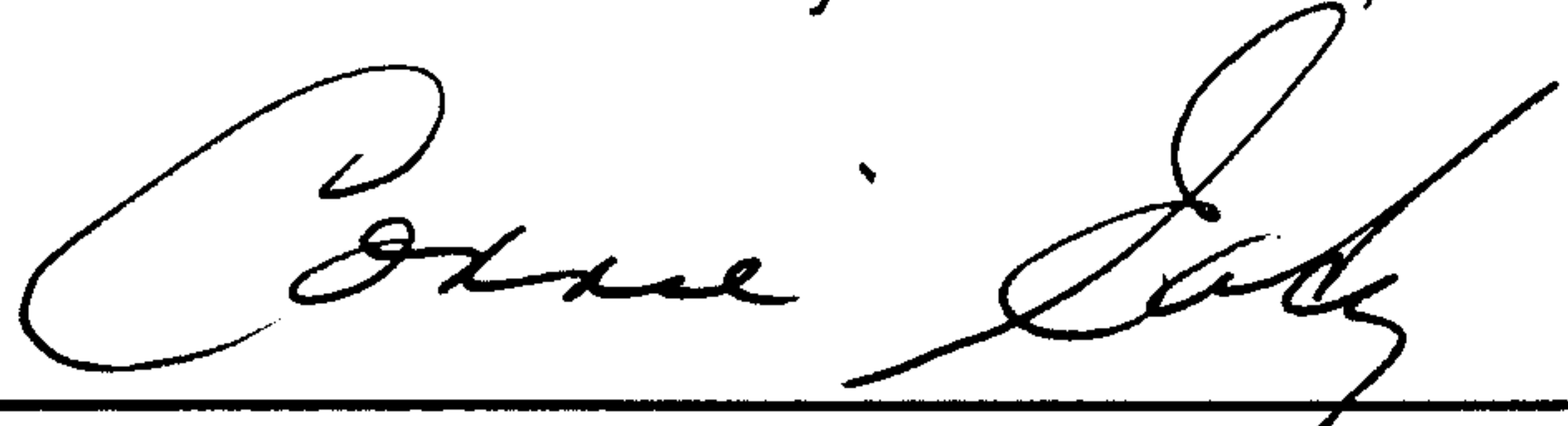
**BY: MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.,  
MERS AS NOMINEE FOR  
AMERICAN BROKERS CONDUIT  
As mortgagee**

By:   
\_\_\_\_\_  
W. L. Longshore, III,  
Auctioneer

**STATE OF ALABAMA )  
JEFFERSON COUNTY )**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, III whose name as auctioneer for the said Mortgage Electronic Registration Systems, Inc. MERS, as nominee for American Brokers Conduit, 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of December, 2007.

  
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**NOTARY PUBLIC**  
My Commission Expires: 07/10/2010

**THIS INSTRUMENT PREPARED BY:**  
W. L. Longshore, III  
LONGSHORE, BUCK & LONGSHORE, P.C.  
2009 Second Avenue North  
Birmingham, Alabama 35203  
(205) 252-7661

**GRANTEE'S ADDRESS:**  
American Brokers Conduit  
4600 Regent Blvd., Suite 200  
Irving, TX 75063-2443