

SEND TAX NOTICE TO:
U.S. Bank Home Mortgage
4801 Frederica Street
Owensboro, KY 42301
(#7892512198)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 16th day of September, 2005, Russell A. Gault, unmarried, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for HMSV-USB Lending, LLC D.B.A. MortgageSouth , which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument # 20050926000499370, 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 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 October 17, 2007, October 24, 2007, and October 31, 2007; and

WHEREAS, on November 20, 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 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 as member of Corvin Auctioneering, LLC 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, Mortgage Electronic Registration Systems, Inc., was the highest bidder and best bidder in the amount of One Hundred Seven Thousand Three Hundred Forty-Four And 88/100 Dollars (\$107,344.88) on the indebtedness secured by said mortgage, the said Mortgage Electronic Registration Systems, Inc., by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto Mortgage Electronic Registration Systems, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Unit "B" of Lot 1, Chandalar South Townhouses, as recorded in Map Book 6, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Commence at the Northerly corner of said Lot 1; thence in a Southeasterly direction along the NE line of said Lot 1, a distance of 54.69 feet; thence 90 degrees right in a Southwesterly direction a distance of 21.64 feet to the Point of Beginning, said point being further identified as being the point of intersection of the center lines of the wood fence enclosing the front of Unit "A", "B", "C," and "D", and the center line of the wood fence common to Units "B" and "C"; thence continue in a Southwesterly direction along the centerline of fence party wall and fence common to Units "B", and "C", a distance of 68.01 feet to the intersection of the center line of last described fence and the center line of the fence enclosing the back of Units "A", "B", and "D"; thence left in a Southeasterly direction along the center line of the last described wood fence a distance of 17.63 feet to the most Northerly corner of attached storage compartment; thence right in a Southwesterly direction along the NW wall of said storage compartment a distance of 5.19 feet; thence left in a Southerly direction along the SW wall of said storage compartment a distance of 7.07 feet; thence left in a Northeasterly direction along the SE wall of said storage compartment, the center line of a wood fence, party wall and wood fence commence to Units "B" and "A" a distance of 72.98 feet to the center line of aforementioned fence enclosing front of Units "A", "B", "C" and "D"; thence left in a Northwesterly direction along last described center line a distance of 24.44 feet to the Point of Beginning; situated in Pelham, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Mortgage Electronic Registration Systems, Inc. ; 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 Registration Systems, Inc. , has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this November 20, 2007.

Mortgage Electronic Registration Systems, Inc.

By: Corvin Auctioneering, LLC
Its: Auctioneer and Attorney-in-Fact

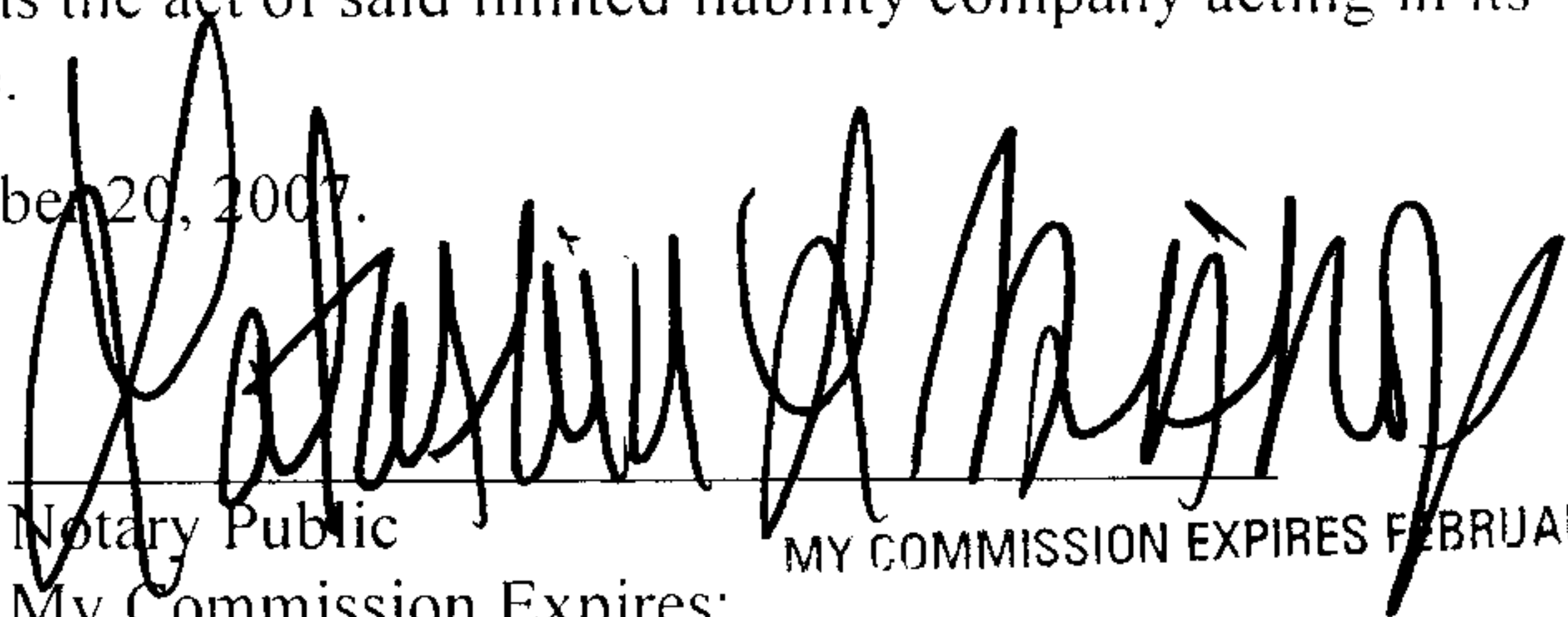
By: 
Michael Corvin, Member

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 member of Corvin Auctioneering, LLC acting in its capacity 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, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Mortgagee.

Given under my hand and official seal on this November 20, 2007.


Notary Public
My Commission Expires: FEBRUARY 11, 2009

This instrument prepared by:
Cynthia W. Williams
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727