



20080324000118440 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
03/24/2008 03:50:47PM FILED/CERT

SEND TAX NOTICE TO:
Aurora Loan Services, LLC
601 5th Avenue
Scotts Bluff, Nebraska 69361
(#0030739361)

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 2nd day of May, 2005, Alan Jones, a single person, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for First Magnus Financial Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20050513000231670, said mortgage having subsequently been transferred and assigned to Aurora Loan Services, LLC, by instrument recorded in Instrument Number 20080123000030160, in the aforesaid Probate Office; and

WHEREAS, in and by said mortgage, the 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 or any person conducting said sale for the was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the 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. acting solely as a nominee for Aurora Loan Services LLC 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 December 26, 2007, January 2, 2008, and January 9, 2008; and

WHEREAS, on January 29, 2008, 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. acting solely as a nominee for Aurora Loan Services LLC 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. acting solely as a nominee for Aurora Loan Services LLC; and

WHEREAS, Fannie Mae , was the highest bidder and best bidder in the amount of Two Hundred Fifty-One Thousand Four Hundred Fourteen And 85/100 Dollars (\$251,414.85) on the indebtedness secured by said mortgage, the said Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Aurora Loan Services LLC, by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale and as attorney-in-fact for said , does hereby grant, bargain, sell and convey unto Fannie Mae , 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 Windy Oaks, Phase 3, as recorded in Map Book 15, Page 113, in the Probate Office of Shelby County.

TO HAVE AND TO HOLD the above described property unto Fannie Mae 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. acting solely as a nominee for Aurora Loan Services LLC, 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 Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this January 29, 2008.

Mortgage Electronic Registration Systems, Inc.
acting solely as a nominee for Aurora Loan
Services LLC

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

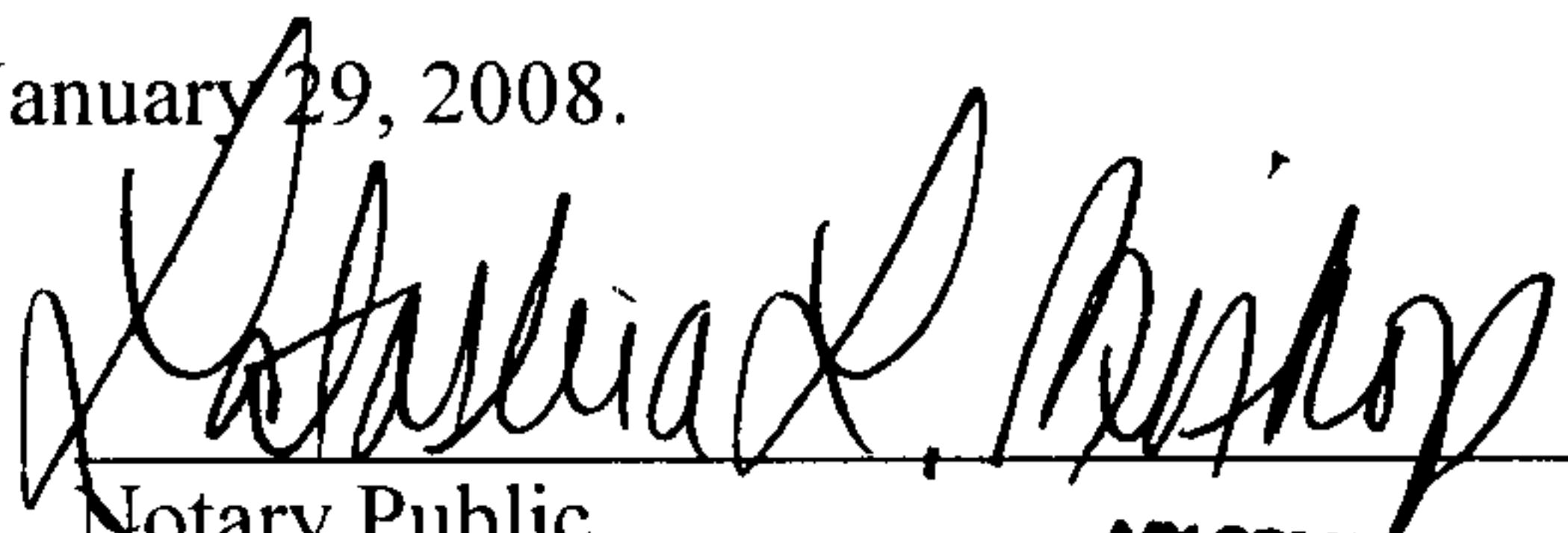
By: 
Michael Corvin, Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


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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. acting solely as a nominee for Aurora Loan Services LLC, 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 Transferee.

Given under my hand and official seal on this January 29, 2008.


Notary Public
My Commission Expires: **MY COMMISSION EXPIRES FEBRUARY 11, 2012**

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