


PREPARED BY: JOHN RUDD  
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STATE OF ALABAMA  
COUNTY OF SHELBY

MSP FILE NO.: 414.0318243AL/DAJ  
LOAN NO.: 7434485009

  
20080505000182540 1/2 \$140.50  
Shelby Cnty Judge of Probate, AL  
05/05/2008 10:50:53AM FILED/CERT

Shelby County, AL 05/05/2008  
State of Alabama

### MORTGAGE FORECLOSURE DEED

Deed Tax: \$126.50

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on July 31, 2002, **Jimmy Dale Vernon, Married, and Wife, Bridget A. Vernon, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc., acting solely as nominee for SouthStar Funding, LLC, its successors and assigns**, which said mortgage is recorded in Instrument No. 20020814000383800, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Mortgage Electronic Registration Systems, Inc., acting solely as nominee for SouthStar Funding, LLC, its successors and assigns did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of 03/05, 03/12, 03/19/08; and

WHEREAS, on April 3, 2008, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee; in the amount of **ONE HUNDRED TWENTY-SIX THOUSAND FOUR HUNDRED FIFTY-NINE AND 11/100 DOLLARS (\$ 126,459.11)**; which the person conducting the sale on behalf of the mortgagee offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee; and

WHEREAS, Mikki Prince, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any 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 ONE HUNDRED TWENTY-SIX THOUSAND FOUR HUNDRED FIFTY-NINE AND 11/100 DOLLARS (\$ 126,459.11), on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, 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 Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:



Lot 8, Shady Hills a subdivision according to a Map or Plat thereof which is on file of record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 16, Page 83, reference to which is hereby made in aid of and as a part of this description.

SOURCE OF TITLE: Instrument 20020814000383790

TO HAVE AND TO HOLD the above described property unto The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee, 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; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Jimmy Dale Vernon, Married, and Wife, Bridget A. Vernon and Mortgage Electronic Registration Systems, Inc., acting solely as nominee for SouthStar Funding, LLC, its successors and assigns have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 3<sup>rd</sup> day of April, 2008.

BY:

AS: Auctioneer and Attorney-in-fact

STATE OF ALABAMA  
COUNTY OF SHELBY


I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that

Mikki Prince, whose name as attorney-in-fact and auctioneer for Jimmy Dale Vernon, Married, and Wife, Bridget A. Vernon and Mortgage Electronic Registration Systems, Inc., acting solely as nominee for SouthStar Funding, LLC, its successors and assigns, 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 said conveyance, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of April, 2008.

Shirley Dean Raper  
NOTARY PUBLIC

My Commission Expires: 12/31/09

  
20080505000182540 2/2 \$140.50  
Shelby Cnty Judge of Probate, AL  
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Grantee Name / Send tax notice to:

ATTN:

GMAC Mortgage LLC

1100 Virginia Drive

Fort Washington, PA 19034