

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

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)

Thomas J. Mays
0029863073

KNOW ALL MEN BY THESE PRESENTS: That Thomas J. Mays, a married man, Jana O. Mays did, on to-wit, the February 11, 2005, execute a mortgage to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for PHH Mortgage Corp f/k/a Cendant Mortgage Corp, which mortgage is recorded in Instrument # 20050307000104450; said mortgage was transferred and assigned to PHH Mortgage f/k/a Cendant Mortgage Corp as recorded in Instrument #20080325000120340 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said PHH Mortgage f/k/a Cendant Mortgage Corp did declare all of the indebtedness secured by said mortgage due and payable 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 published in Shelby County, Alabama, in its issues of March 19, 26, and April 2, 23, 2008; and

WHEREAS, on the April 28, 2008, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:00 o'clock a.m./~~p.m.~~, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and PHH Mortgage f/k/a Cendant Mortgage Corp did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of PHH Mortgage f/k/a Cendant Mortgage Corp, in the amount of Seventy Thousand Thirteen Dollars and Ten Cents (\$70,013.10), which sum the said PHH Mortgage f/k/a Cendant Mortgage Corp offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said PHH Mortgage f/k/a Cendant Mortgage Corp; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of Seventy Thousand Thirteen Dollars and Ten Cents (\$70,013.10), cash, the said Thomas J. Mays, a married man, Jana O. Mays, acting by and through the said PHH Mortgage f/k/a Cendant Mortgage Corp, by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said PHH Mortgage f/k/a Cendant Mortgage Corp, by MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto PHH Mortgage f/k/a Cendant Mortgage Corp, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: commence at the Southeast Corner of said 1/4-1/4 section; thence run West along the South Quarter Quarter line 278.0 feet to the point of beginning; thence continue last course 80.91 feet; thence turn Right 90 degrees 56 minutes 51 seconds and run North 210.93 feet to the South side of Fourth Avenue Southwest, Alabaster, Alabama; thence turn Right 89 degrees 45 minutes 07 seconds and run East along said Avenue 82.44 feet; thence turn Right 90 degrees 40 minutes 04 seconds and run South 209.95 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto PHH Mortgage f/k/a Cendant Mortgage Corp, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

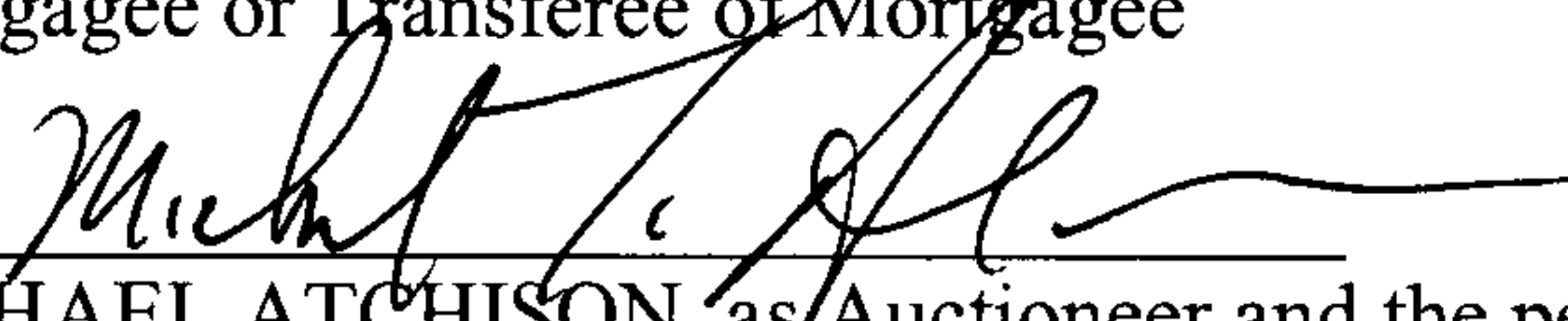


20080505000184070 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
05/05/2008 03:58:21PM FILED/CERT

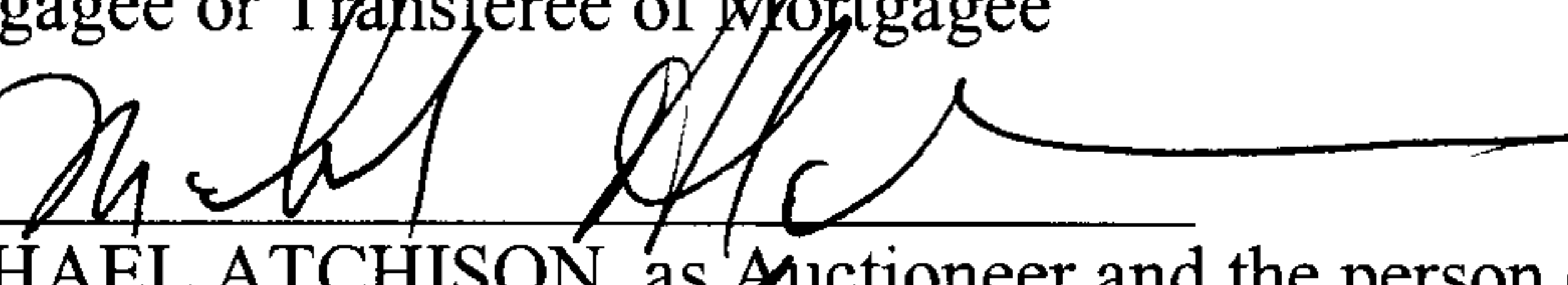
IN WITNESS WHEREOF, the said PHH Mortgage f/k/a Cendant Mortgage Corp, has caused this instrument to be executed by MICHAEL ATCHISON, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said MICHAEL ATCHISON, has executed this instrument in his capacity as such auctioneer on this the April 28, 2008.

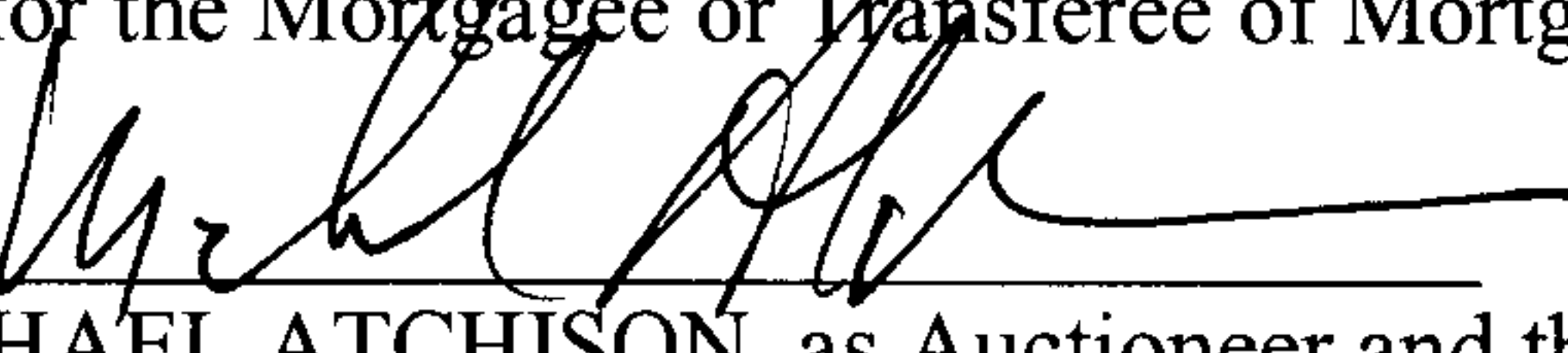
Thomas J. Mays, a married man, Jana O. Mays
Mortgagors

PHH Mortgage f/k/a Cendant Mortgage Corp
Mortgagee or Transferee of Mortgagee

By 
MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

PHH Mortgage f/k/a Cendant Mortgage Corp
Mortgagee or Transferee of Mortgagee


By 
MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By 
MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that MICHAEL ATCHISON, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

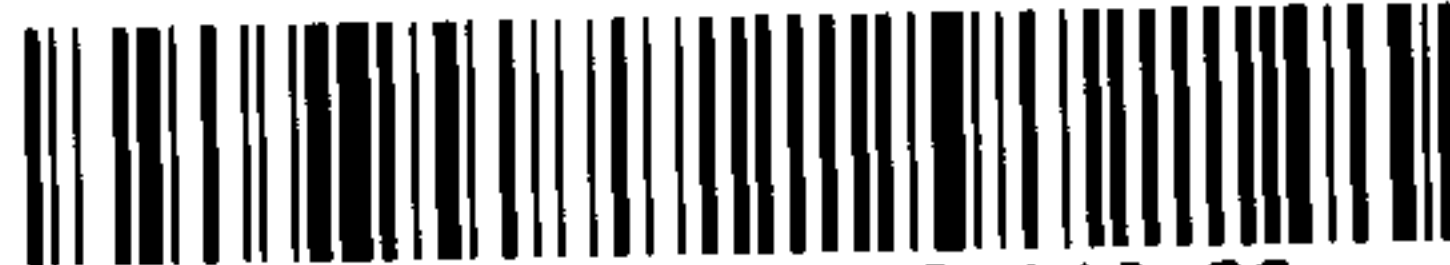
Given under my hand and official seal this April 28, 2008.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/16/08

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO & PICKETT, L.L.P.
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
07-5224

GRANTEE'S ADDRESS
PHH Mortgage Corporation
4001 Leadenhall Road
Attn: Mail Stop SV-01
Mount Laurel, New Jersey 08054



20080505000184070 2/2 \$16.00
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