

THIS INSTRUMENT WAS PREPARED BY:

Scott J. Humphrey, Esq.
3829 Lorna Road, Suite 322
Hoover, Alabama 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

SEND TAX NOTICES TO:

MorEquity, Inc.
Post Office Box 3788
Evansville, IN 74436-3788



20080718000290860 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
07/18/2008 12:04:18PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on October 26, 2004, Donald A. Wright, an unmarried person, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for The Mortgage Outlet, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20041112000621360, and subsequently transferred and assigned to MorEquity, Inc. by instrument recorded in Instrument No. 20050719000360630, aforesaid records; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said MorEquity, Inc. 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 by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of June 4, June 11, and June 18, 2008; and

WHEREAS, on June 30, 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 and properly conducted, and MorEquity, Inc. did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Scott J. Humphrey was the auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said MorEquity, Inc.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of MorEquity, Inc. in the amount of \$243,087.89, which sum of money MorEquity, Inc. offered to

credit on the indebtedness secured by said mortgage, and the said MorEquity, Inc., by and through Scott J. Humphrey, as auctioneer conducting said sale and as attorney-in-fact for MorEquity, Inc., does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said MorEquity, Inc. the following described property situated in Shelby County, Alabama, to-wit:

**Lot 132, according to the Survey of Forest Parks-1st Sector, as recorded in
Map Book 22, Page 28 A, B & C, in the Probate Office of Shelby County, Alabama.**


TO HAVE AND TO HOLD the above described property to MorEquity, Inc. and its successors and assigns; 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, Donald A. Wright and MorEquity, Inc. have caused this instrument to be executed by and through Scott J. Humphrey, as auctioneer conducting said sale and as their attorney-in-fact, and Scott J. Humphrey, as auctioneer conducting said sale, has hereto set his hand and seal on this the 30th day of June, 2008.

DONALD A. WRIGHT

By: 
SCOTT J. HUMPHREY, attorney-in-fact

MOREQUITY, INC.

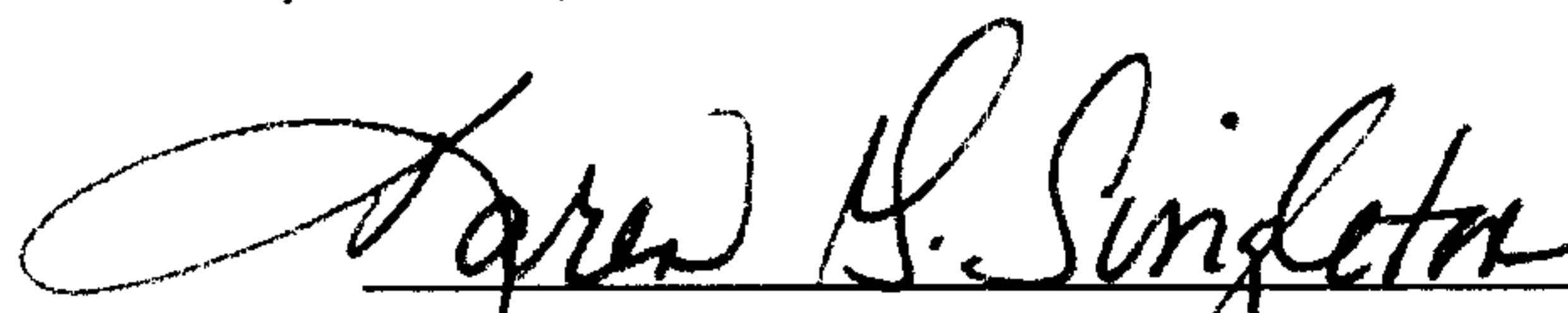
By: 
SCOTT J. HUMPHREY, as the person acting as
auctioneer and conducting the sale as its
attorney-in-fact


SCOTT J. HUMPHREY, as the auctioneer and
person making said sale

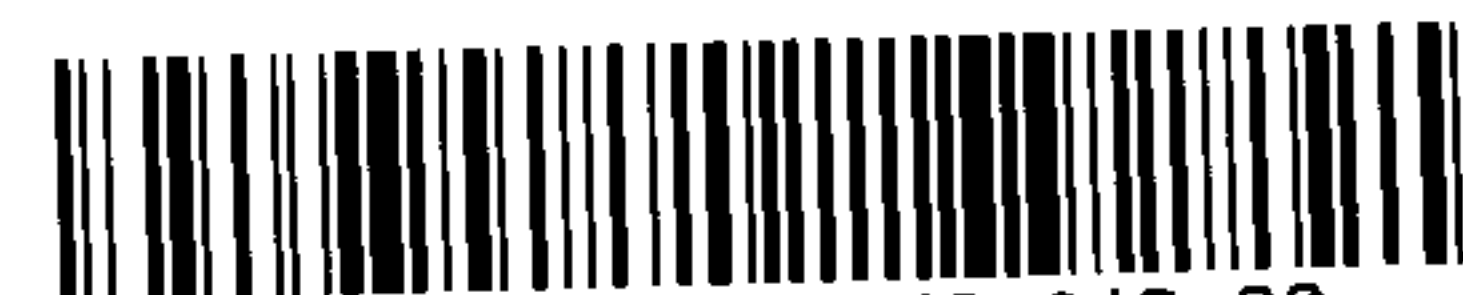
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Scott J. Humphrey, whose name as attorney-in-fact for Donald A. Wright; whose name as attorney-in-fact and agent for MorEquity, Inc.; and whose name as auctioneer and person making said sale, 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, in his capacity as such attorney-in-fact, and as such auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, this the 30th day of June, 2008.


Notary Public in and for the State of Alabama, at Large
My Commission Expires: 4/25/2010

KAREN G. SINGLETON
Notary Public, AL State at Large
My Comm. Expires April 25, 2010



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