


PREPARED BY: JOHN RUDD
MORRIS, SCHNEIDER, PRIOR, JOHNSON & FREEDMAN,
LLC
1587 Northeast Expressway
Atlanta, GA 30329
(770) 324-0101

MSP FILE NO.: 221.0811060AL/cxj
LOAN NO.: 0038965141

STATE OF ALABAMA
COUNTY OF SHELBY


20080829000347000 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
08/29/2008 11:20:07AM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on March 16, 2007, **John R. Dix and Sheila M. Dix, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems Inc, as nominee for Suntrust Mortgage, Inc. its successors and assigns**, which said mortgage is recorded in Instrument No. 20070321000129480, 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, is acting solely as nominee for Suntrust Mortgage, Inc. 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 07/23, 07/30, 08/06/2008; and

WHEREAS, on August 14, 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 Suntrust Mortgage, Inc in the amount of **ONE HUNDRED THIRTY-TWO THOUSAND FOUR HUNDRED NINETY-FIVE AND 19/100 DOLLARS (\$ 132,495.19)**; 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 Suntrust Mortgage, Inc.; 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 THIRTY-TWO THOUSAND FOUR HUNDRED NINETY-FIVE AND 19/100 DOLLARS (\$ 132,495.19), 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

Suntrust Mortgage, Inc., and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:


LOT 6-111. ACCORDING TO THE PLAT OF CHELSEA PARK 6TH SECTOR, AS RECORDED IN MAP BOOK 37, PAGE 13 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, EXECUTED BY THE GRANTOR AND FILED FOR RECORD AS INSTRUMENT NO. 2004104000566950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CHELSEA PARK 6TH SECTOR EXECUTED BY GRANTOR AND CHELSEA PARK RESIDENTIAL ASSOCIATION, INC. AND RECORDED AS INSTRUMENT NO. 2004101400566960 (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

SOURCE OF TITLE: Instruement Number 20070321000129470

TO HAVE AND TO HOLD the above described property unto Suntrust Mortgage, Inc., 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, John R. Dix and Sheila M. Dix and Mortgage Electronic Registration Systems Inc, is acting solely as nominee for Suntrust Mortgage, Inc. its successors and assigns have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 14th day of August, 2008.


20080829000347000 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
08/29/2008 11:20:07AM FILED/CERT

BY: Mikki Prince

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 John R. Dix and Sheila M. Dix and Mortgage Electronic Registration Systems Inc, is acting solely as nominee for Suntrust Mortgage, Inc. 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 14th day of August, 2008.

MSP FILE NO.: 221.0811060AL/cxj
LOAN NO.: 0038965141

Iva Dean Raper

NOTARY PUBLIC

My Commission Expires:


Grantee Name / Send tax notice to:

ATTN:

SunTrust Mortgage, Inc.

P O Box 27767

Richmond, VA 23261


20080829000347000 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
08/29/2008 11:20:07AM FILED/CERT