

## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA     )  
COUNTY OF Shelby )

Thomas C. Townsend and Jennifer E. Townsend  
Loan # 1044321  
MAP#08-0138

KNOW ALL MEN BY THESE PRESENTS: That, Thomas C. Townsend and wife, Jennifer E. Townsend did, on to-wit: the 31st August, 2006 execute a mortgage to Mortgage Electronic Registrations Systems, Inc., which mortgage is recorded in Instrument No. 2006905000435130; said mortgage transferred and assigned to Coastal States Mortgage Corporation in Instrument No. 20080703000271990 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 Coastal States Mortgage Corporation 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 Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 9, July 16 and July 23, 2008; and

WHEREAS, on the 12th day of August, 2008, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Coastal States Mortgage Corporation 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 Coastal States Mortgage Corporation in the amount of **Two Hundred Seventy Eight Thousand Seven Hundred One and 05/100ths Dollars (\$278,701.05)**, which sum the said Coastal States Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Coastal States Mortgage Corporation; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, 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 **Two Hundred Seventy Eight Thousand Seven Hundred One and 05/100ths Dollars (\$278,701.05)**, cash, the said Thomas C. Townsend and wife, Jennifer E. Townsend, acting by and through the said Coastal States Mortgage Corporation by Pamela Johnson, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee or Mortgagee, and the said Coastal States Mortgage Corporation, by Pamela Johnson, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Pamela Johnson, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Coastal States Mortgage Corporation the following described real estate situated in Shelby County, Alabama to wit:

Lot 80-C, according to the Resurvey of Lots 77 through 80 and Lots 83 through 85, Meadowbrook, 5th Sector, First Phase, as Recorded in Map Book 9, Page 9 in the Probate Office of Shelby County, Alabama


TO HAVE AND TO HOLD THE above described property unto Coastal States Mortgage Corporation 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.

IN WITNESS WHEREOF, the said Coastal States Mortgage Corporation, has caused this instrument to be executed by Pamela Johnson, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Pamela Johnson, has executed this instrument in his capacity as such auctioneer on this the 12th day of August, 2008.

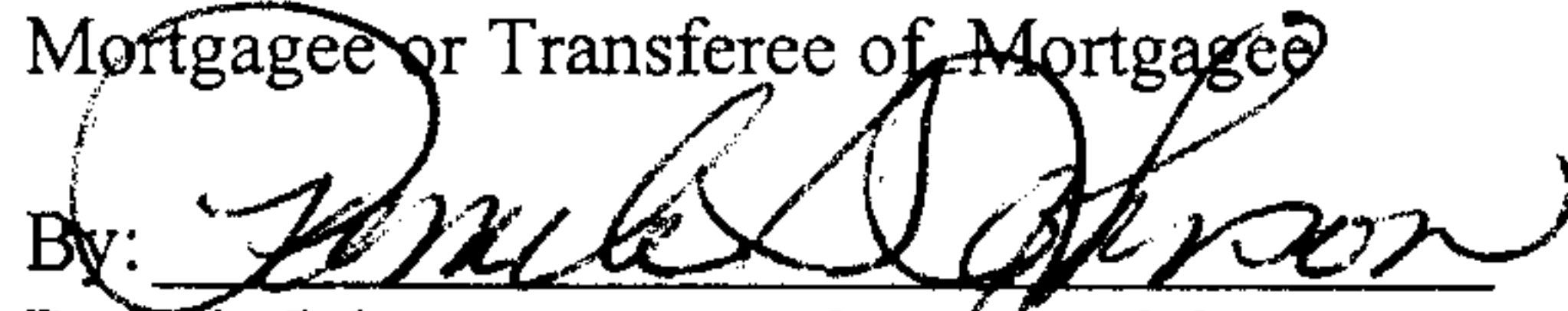



20080903000350800 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
09/03/2008 09:30:37AM FILED/CERT

Thomas C. Townsend and wife, Jennifer E.  
Townsend Mortgagor(s)  
By: Coastal States Mortgage Corporation  
Mortgagee or Transferee of Mortgagee

By:   
Pamela Johnson, as Auctioneer and the person  
conducting said sale for the Mortgagee or  
Transferee of Mortgagee

Coastal States Mortgage Corporation  
Mortgagee or Transferee of Mortgagee

By:   
Pamela Johnson, as Auctioneer and the person  
conducting said sale for the Mortgagee or  
Transferee of the Mortgagee

By:   
Pamela Johnson, as Auctioneer and the person  
conducting 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 Pamela Johnson, 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/she, in his/her 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 name and official seal this the 12th day of August, 2008.

  
NOTARY PUBLIC

COMMISSION EXPIRES: 3/14/2011

GRANTEE'S ADDRESS:  
600 Corporate Drive, Suite 620  
Fort Lauderdale, FL 36067-7216

Instrument prepared by:  
MARK A. PICKENS, P.C.  
Post Office Box 59372  
Birmingham, Alabama 35259

  
20080903000350800 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
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