

SEND TAX NOTICE TO:
Financial Freedom, Inc.
353 Sacramento Street, Suite 900
San Francisco, CA 94111

(#87724)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 6th day of August, 1998, Thomas W. Stubbs, Jr., an unmarried man, executed that certain mortgage on real property hereinafter described to First Commercial Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 1998-33618, said mortgage having subsequently been transferred and assigned to Financial Freedom Senior Funding Corporation, by instrument recorded in Instrument No. 20041004000545150, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Financial Freedom Senior Funding Corporation did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of August 27, 2008, September 3, 2008, and September 10, 2008; and

WHEREAS, on October 24, 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 conducted, and Financial Freedom Senior

Funding Corporation did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Judy Corvin of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Financial Freedom Senior Funding Corporation ; and

WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of Two Hundred Forty-Four Thousand Four Hundred Five And 60/100 Dollars (\$244,405.60) on the indebtedness secured by said mortgage, the said Financial Freedom Senior Funding Corporation, by and through Judy Corvin of Corvin Auctioneering, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Fannie Mae a/k/a Federal National Mortgage Association, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SW 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 2, Township 20 South, Range 3 West: Commence at the SW corner of the SW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West; thence North 0 degrees 55 minutes 04 seconds West and run along 1/4 a distance of 20.94 feet to the Point of Beginning; thence South 88 degrees 39 minutes 10 seconds East a distance of 181.19 Feet; thence North 0 degrees 27 minutes 46 seconds East a distance of 345.94 feet; thence North 86 Degrees 00 minutes 13 seconds West a distance of 192.08 feet; thence South 89 Degrees 37 minutes 02 Seconds West a distance of 67.78 feet; thence South 0 Degrees 27 minutes 44 seconds West a distance of 44.73 feet; thence North 89 Degrees 21 minutes 41 seconds West a distance of 30.49 feet; thence South 1 degree 09 minutes 07 seconds East a distance of 307.92 feet; thence South 88 degrees 39 minutes 10 seconds East a distance of 100.15 feet to the Point of Beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Fannie Mae a/k/a Federal National Mortgage Association its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Financial Freedom Senior Funding Corporation, has caused this instrument to be executed by and through Judy Corvin of Corvin Auctioneering, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Judy Corvin of Corvin Auctioneering, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this October 24, 2008.

Financial Freedom Senior Funding Corporation
By: Corvin Auctioneering, LLC
Its: Auctioneer and Attorney-in-Fact

By: Judy Corvin
Judy Corvin

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judy Corvin of Corvin Auctioneering, LLC acting in its capacity as auctioneer and attorney-in-fact for Financial Freedom Senior Funding Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, she, and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this October 24, 2008.

Butner Nichole Hawser
Notary Public
My Commission Expires: **MY COMMISSION EXPIRES FEBRUARY 26, 2012**

This instrument prepared by:
Cynthia W. Williams
SIROTE & PERMUTT, P.C.
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