


THIS INSTRUMENT WAS PREPARED BY:

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

SEND TAX NOTICES TO:

American Home Mortgage Servicing, Inc.
4600 Regent Blvd., Suite 200
Irving, TX 75063

STATE OF ALABAMA)
SHELBY COUNTY)


20081126000450680 1/3 \$626.50
Shelby Cnty Judge of Probate, AL
11/26/2008 10:08:10AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on March 13, 2007, David Lawrence Williams, an unmarried person, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for American Brokers Conduit, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20070320000125280; 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 Mortgage Electronic Registration Systems, Inc., as nominee for American Brokers Conduit, 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 August 13, August 20, and August 27, 2008; and

WHEREAS, on September 3, 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 Mortgage Electronic Registration Systems, Inc., as nominee for American Brokers Conduit, 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 Mortgage Electronic Registration Systems, Inc., as nominee for American Brokers Conduit; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of American Home Mortgage Servicing, Inc. in the amount of \$609,490.58, which sum of money Mortgage Electronic Registration Systems, Inc., as nominee for American Brokers Conduit, offered to credit on the indebtedness secured by said mortgage, and the said Mortgage Electronic Registration Systems, Inc., as nominee for American Brokers Conduit, by and through Scott J. Humphrey, as auctioneer conducting said sale and as attorney-in-fact for Mortgage Electronic Registration Systems, Inc., as nominee for American Brokers Conduit, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said American Home Mortgage Servicing, Inc. the following described property situated in Shelby County, Alabama, to-wit:

Lot 145, according to the Survey of Greystone Legacy, 1st Sector, as recorded in Map Book 26, Pages 79 A, B and C, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to American Home Mortgage Servicing, 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, David Lawrence Williams and Mortgage Electronic Registration Systems, Inc., as nominee for American Brokers Conduit, 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 3rd day of September, 2008.


Shelby County, AL 11/26/2008
State of Alabama


Deed Tax: \$609.50


DAVID LAWRENCE WILLIAMS

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
as nominee for AMERICAN BROKERS CONDUIT

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

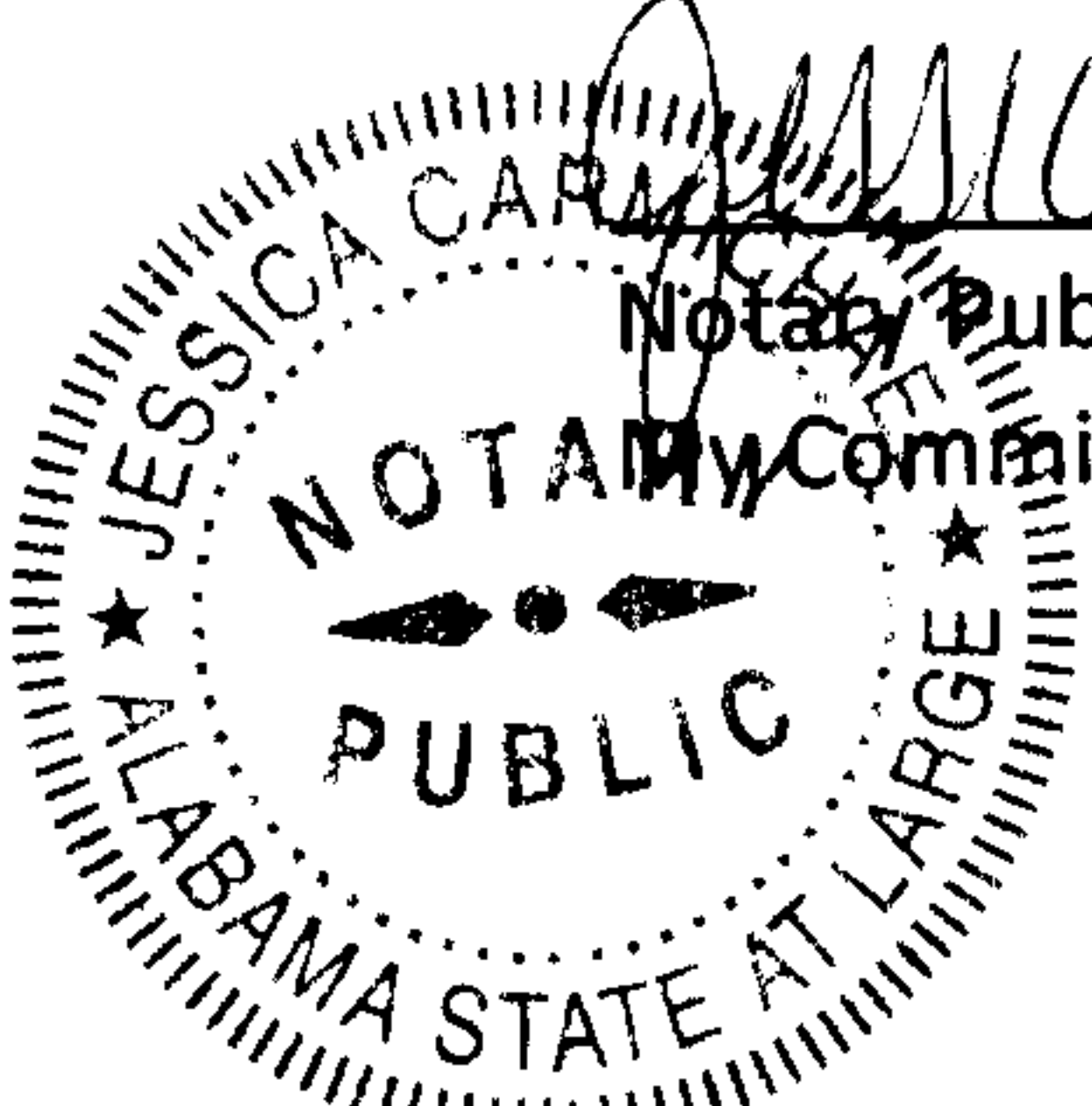

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STATE OF ALABAMA)
JEFFERSON COUNTY)

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 David Lawrence Williams; whose name as attorney-in-fact and agent for Mortgage Electronic Registration Systems, Inc., as nominee for American Brokers Conduit; 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 3rd day of September, 2008.



Notary Public in and for the State of Alabama, at Large
My Commission Expires: _____



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