


PREPARED BY: JOHN RUDD
MORRIS, SCHNEIDER, PRIOR, JOHNSON & FREEDMAN,
LLC
1587 Northeast Expressway
Atlanta, GA 30329
(770) 224-0181

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STATE OF ALABAMA
COUNTY OF SHELBY


20081201000452730 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
12/01/2008 12:43:27PM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on August 1, 2002, **Ronald R. Kilgo, and Pam Kilgo, Husband and Wife, Party of the First Part**, executed a certain mortgage to **Southeastern Mortgage of Alabama, LLC**, which said mortgage is recorded in Instrument No. 20020812000378760, in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to EMC Mortgage Corporation; Instrument No. 20070703000313650 and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and EMC Mortgage Corporation 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 09/10, 09/17, 09/24/2008; and

WHEREAS, on October 2, 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 EMC Mortgage Corporation in the amount of **THREE HUNDRED NINETY-SEVEN THOUSAND SIX HUNDRED THIRTY-FIVE AND 00/100 DOLLARS (\$ 397,635.00)**; 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 EMC Mortgage Corporation; and

WHEREAS, Mike 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 **THREE HUNDRED NINETY-SEVEN THOUSAND SIX HUNDRED THIRTY-FIVE AND 00/100 DOLLARS (\$ 397,635.00)**, 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 EMC Mortgage Corporation, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 1315, ACCORDING TO THE AMENDED MAP OF WEATHERLY WIXFORD FOREST, SECTOR 13, RECORDED IN MAP BOOK 22, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: Instrument No. 20020812000378750

TO HAVE AND TO HOLD the above described property unto EMC Mortgage Corporation, 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, Ronald R. Kilgo, and Pam Kilgo, Husband and Wife and EMC Mortgage Corporation have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 2nd day of October, 2008.

BY:

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

Miki Prince, whose name as attorney-in-fact and auctioneer for Ronald R. Kilgo, and Pam Kilgo, Husband and Wife and EMC Mortgage Corporation, 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.

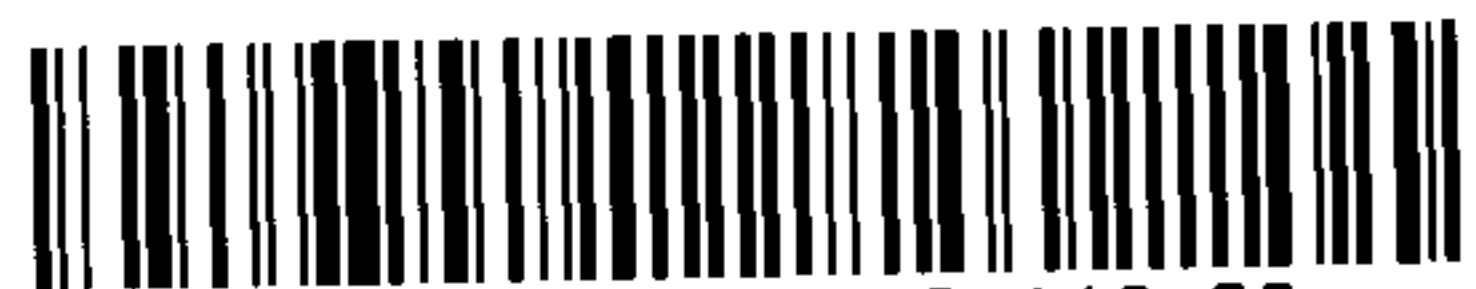
Given under my hand and official seal this 2nd day of October, 2008.

Iva Dean Raper
NOTARY PUBLIC

My Commission Expires: 12/21/09

Grantee Name / Send tax notice to:

EMC Mortgage Corporation
2780 Lake Vista Drive
Lewisville, TX 75067


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