


PREPARED BY: JOHN RUDD
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LLC
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(770) 334-0101

MSP FILE NO.: 354.0710474AL/C
LOAN NO.: 0117673921

STATE OF ALABAMA
COUNTY OF SHELBY


20090303000075350 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
03/03/2009 10:36:34AM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on September 2, 2005, **Kenneth Lees, Unmarried Man, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems Inc., acting solely as nominee for Southstar Funding, LLC, its successors and assigns**, which said mortgage is recorded in Instrument No. 20050908000464690, in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to Aurora Loan Services LLC; Book 20090303000075340 and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Aurora Loan Services LLC 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 11/12, 11/19, 11/26/2008; and

WHEREAS, on December 11, 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 Aurora Loan Services LLC in the amount of **ONE HUNDRED TWELVE THOUSAND ONE HUNDRED SEVENTY-FIVE AND 89/100 DOLLARS (\$ 112,175.89)**; 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 Aurora Loan Services LLC; 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 TWELVE THOUSAND ONE HUNDRED SEVENTY-FIVE AND 89/100 DOLLARS (\$ 112,175.89), 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

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Aurora Loan Services, LLC
Submit via NewInvoice
Highland Ranch, CO 80163 178



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Aurora Loan Services LLC, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 25, according to the Survey of Park Place, Third Addition, as recorded in Map Book 17, Page 83, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights-of-way, If any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments now or hereafter becoming due against said property.

SOURCE OF TITLE: Instrument # 20050908000464680

TO HAVE AND TO HOLD the above described property unto Aurora Loan Services LLC, 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, Kenneth Lees, Unmarried Man and Aurora Loan Services LLC have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 11th day of December, 2008.

BY: Mikki Price
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 Price, whose name as attorney-in-fact and auctioneer for Kenneth Lees, Unmarried Man and Aurora Loan Services LLC, 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 11th day of December, 2008.

Shirley Dean Raper
NOTARY PUBLIC

My Commission Expires: 12/21/09


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Grantee Name / Send tax notice to:
ATTN: