


PREPARED BY: JOHN RUDD
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MSP FILE NO.: 066.0816625AL/a
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20090324000107800 1/2 \$166.50
Shelby Cnty Judge of Probate, AL
03/24/2009 10:40:19AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 03/24/2009
State of Alabama

MORTGAGE FORECLOSURE DEED

Deed Tax: \$152.50

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on May 18, 2006, **Donald C. Steele, A Married Person, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc. as nominee for Amtrust Mortgage Corporation its successors and assigns**, which said mortgage is recorded in Instrument No. 20060731000366580, in the Office of the Judge of Probate of Shelby County, Alabama ; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Mortgage Electronic Registration Systems, Inc. as nominee for Amtrust Mortgage Corporation its successors and assigns 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 01/07, 01/14, 01/21/2009; and

WHEREAS, on January 22, 2009, 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 Citibank, N.A., as Trustee in the amount of **ONE HUNDRED FIFTY-TWO THOUSAND NINETY-ONE AND 74/100 DOLLARS (\$ 152,091.74)**; 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 Citibank, N.A., as Trustee; 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 FIFTY-TWO THOUSAND NINETY-ONE AND 74/100 DOLLARS (\$ 152,091.74), 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 Citibank, N.A., as

Trustee, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 2, according to the survey of Farmingdale Estates, Sector One, as recorded in Map Book 34, Page 48, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument# 20060731000366570

TO HAVE AND TO HOLD the above described property unto Citibank, N.A., as Trustee, 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, Donald C. Steele, A Married Person and Mortgage Electronic Registration Systems, Inc. as nominee for Amtrust Mortgage Corporation its successors and assigns have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 22nd day of January, 2009.

BY: Mikki Prince
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 Prince, whose name as attorney-in-fact and auctioneer for Donald C. Steele, A Married Person and Mortgage Electronic Registration Systems, Inc. as nominee for Amtrust Mortgage Corporation its successors and assigns, 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 22nd day of January, 2009.

Anita Louise Willis
NOTARY PUBLIC
My Commission Expires:

**My Commission Expires
January 13, 2013**

Grantee Name / Send tax notice to:

EMC Mortgage Corporation
2780 Lake Vista Drive
Lewisville, TX 75067


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