

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore on, June 5, 2007, to wit, Ricky D. Gilmore and Amber W. Gilmore, husband and wife, executed and delivered to Mortgage Electronic Registration Systems, Inc. a mortgage conveying to Mortgage Electronic Registration Systems, Inc. the property hereinafter described, which said mortgage was given to secure an indebtedness therein mentioned, and which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, under Instrument Number 20070608000270020; and

WHEREAS, it was provided in said mortgage that if a default was made in the payment of the note, and each and every installment thereof, evidencing the indebtedness secured by said mortgage as they or any part thereof became due, then Mortgage Electronic Registration Systems, Inc., would have the right to declare the entire indebtedness secured by said mortgage due and payable at once and to sell the property conveyed by said mortgage at public outcry for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama, after first giving notice of the time, place and terms of said sale for three weeks by publication in any newspaper then published in said County; and

WHEREAS, it was further provided in said mortgage that in the event of such sale the said Mortgagee was authorized and empowered to purchase the property conveyed in said mortgage if the higher bidder therefore, the same as if it were a stranger to said conveyance and in such event the auctioneer or person making said sale was empowered, directed and authorized to execute a deed to such purchaser at said sale in the names of the Mortgagors; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and said Mortgage Electronic Registration Systems, Inc., as Mortgagee, did declare all of the indebtedness secured by said mortgage due and payable; and

WHEREAS, Mortgage Electronic Registration Systems, Inc, as Mortgagee, acting under the power of sale contained in said mortgage, did give notice for three weeks by weekly insertion in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 4, 2009, March 11, 2009 and March 18, 2009, that it would sell said property at the Shelby County Courthouse door in the City of Columbiana, Alabama, at auction to the highest bidder for cash, during the legal hours of sale on March 26, 2009; and

WHEREAS, after having given said notice, Mortgage Electronic Registration Systems, Inc, as Mortgagee, on the 26th day of March, 2009, during the legal hours of sale, did offer said property to the highest bidder for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama; and

WHEREAS, Mortgage Electronic Registration Systems, Inc, as Mortgagee, being the highest, best and last bidder at said sale, became the purchaser of said property at and for the sum of One Hundred Fifteen Thousand Forty Four and 08/100 Dollars (\$115,044.08).

NOW, THEREFORE, Ricky D. Gilmore and Amber W. Gilmore, by Pamela G. Johnson, the auctioneer making said sale, and Pamela G. Johnson, as said auctioneer, for and in consideration of the premises and the sum of One Hundred Fifteen Thousand Forty Four and 08/100 Dollars (\$115,044.08) applied by Mortgage Electronic Registration Systems, Inc, as Mortgagee, to the indebtedness secured by said mortgage, do hereby Grant, Bargain, Sell and Convey unto the said, Mortgage Electronic Registration Systems, Inc, its successors and assigns, the following described property, situated in Shelby County, State of Alabama, to-wit:

A parcel of land lying in Section 21, Township 22 South, Range 3 West, being more particularly described as follows: Commence at the Southwesterly most corner of Lot 3, Block "O" of Lyman's Addition to Montevallo, as recorded in Map Book 3, Page 27, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Northeasterly along the Southeast line of said Block "O", 85.17 feet to the point of beginning; thence continue along the last described course, 21.54 feet; thence turn left 0 degrees 56 minutes 52 seconds and run Northeasterly along the Southeast line of said Block "O", 58.46 feet; thence turn right 89 degrees 40 minutes 01 seconds and run Southeasterly 127.74 feet to a point on the Northwest right of way line of Valley Street (60-foot right of way); thence turn right 90 degrees 16 minutes 11 seconds and run Southwesterly along said right of way, 80.00 feet; thence turn right 89 degrees 43 minutes 51 seconds and run Northwesterly 128.19 feet to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the aforegranted property unto the said Mortgage Electronic Registration Systems, Inc, its successors 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 of the State of Alabama. This conveyance is made subject to unpaid taxes and assessments, if any.

IN WITNESS WHEREOF, Ricky D. Gilmore and Amber W. Gilmore, by Pamela G. Johnson, the person making said sale, Mortgage Electronic Registration Systems, Inc, by Pamela G. Johnson, as auctioneer and the person making said sale, and Pamela G. Johnson, as auctioneer and the person making said sale, have caused this instrument to be executed on this, the 26th day of March, 2009.

RICKY D. GILMORE
AMBER W. GILMORE

By: *Pamela G. Johnson*
As auctioneer and the person making
said sale

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

By: *Pamela G. Johnson*
As auctioneer and the person making
said sale

By: *Pamela G. Johnson*
As auctioneer and the person making
said sale

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I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that **Pamela G. Johnson**, whose name as auctioneer and the person conducting said sale, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in his capacity as auctioneer and the person making said sale, and with full authority, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal, this 26th day of March, 2009.

(SEAL.)

Vicki N. Smith
Notary Public
My commission expires: 3/14/2011

This instrument was prepared by:
Bowdy J. Brown, Esq.
Rushton, Stakely, Johnston & Garrett, P.A.
Post Office Box 270
Montgomery, Alabama 36101-0270
Our File No.: 7704-0753 / Gilmore
Loan No.: 10938268

FOR AD VALOREM TAX PURPOSES: Mortgage Electronic Registration Systems, Inc., 2000 Interstate Park Drive, Suite 703, Montgomery, AL 36109