

PREPARED BY: JOHN RUDD
JOHNSON & FREEDMAN, LLC
1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181

MSP FILE NO.: 414.0519129AL/C
LOAN NO.: 7414391086

STATE OF ALABAMA
COUNTY OF SHELBY


20090522000194750 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/22/2009 01:02:37 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on July 30, 2002, **Beverly McKenna, unmarried, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registrations Systems, Inc., acting solely as nominee for Homecomings Financial Network, Inc. its successors and assigns**, which said mortgage is recorded in Instrument No. 20020806000369580, in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to Residential Funding Company, LLC; Book ★ Inst # 20090522000194740
Page _____

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Residential Funding Company, 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 02/18, 02/25 and 03/04/09; and

WHEREAS, on March 12, 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 Residential Funding Company, LLC in the amount of **SIXTY-FIVE THOUSAND AND 00/100 DOLLARS (\$ 65,000.00)**; 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 Residential Funding Company, 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 **SIXTY-FIVE THOUSAND AND 00/100 DOLLARS (\$ 65,000.00)**, 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 Residential Funding Company, LLC, and its

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

Part of the North 1/2 of the Northeast 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the Intersection of the South line of the North 1/2 of the Northeast 1/4 of Section 23 and the centerline of Shelby County Highway No. 47; thence run Westerly along said South line 43.45 feet to the Southwesterly right of way of said highway, the point of beginning of the property herein described; thence continue along the South line of the North 1/2 of the Northeast 1/4 of said Section 23, 528.10 feet; thence turn 90 degrees 52 minutes 30 seconds right and run Northerly 210.0 feet; thence turn 89 degrees 07 minutes 30 seconds right and run Easterly 435.75 feet to said right of way line; thence turn 67 degrees 01 minutes right and run Southeasterly 228.08 feet to the point of beginning.

SOURCE OF TITLE: Book 2001 Page 21931

TO HAVE AND TO HOLD the above described property unto Residential Funding Company, 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, Beverly McKenna, unmarried and Residential Funding Company, LLC have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 12th day of March, 2009.

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

Mikki Prince, whose name as attorney-in-fact and auctioneer for Beverly McKenna, unmarried and Residential Funding Company, 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 12th day of March, 2009.

Anita Louise Willis
NOTARY PUBLIC
My Commission Expires
January 13, 2013

20090522000194750 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/22/2009 01:02:37 PM FILED/CERT

MSP FILE NO.: 414.0519129AL/C
LOAN NO.: 7414391086

My Commission Expires:

Grantee Name / Send tax notice to:
ATTN: Eric Ogechi
GMAC Mortgage LLC
1100 Virginia Drive
Fort Washington, PA 19034



20090522000194750 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/22/2009 01:02:37 PM FILED/CERT