

THIS INSTRUMENT
WAS PREPARED BY:

Ryan Newberry
Trustee Management Company
10975 El Monte, Suite 225
Overland Park, KS 66211
(913) 383-8922



20090602000208840 1/4 \$142.50
Shelby Cnty Judge of Probate, AL
06/02/2009 12:53:13 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF Shelby)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that,

WHEREAS, heretofore, on to-wit: March 25, 2005, Scott J. Lamoreaux and Amy J. Lamoreaux, Husband and Wife, Mortgagors, executed a certain mortgage to Wilmington Finance, a division of AIG Federal Savings Bank, a corporation, said mortgage being recorded in Instrument Number 20050427000201930, on April 27, 2005, and then later assigned to The CIT Group/Consumer Finance, Inc., being recorded in Instrument Number 20070108000010360, on January 8, 2007, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door, 112 North Main Street, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

Shelby County, AL 06/02/2009

State of Alabama

Deed Tax : \$121.50

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said The CIT Group/Consumer Finance, Inc., as transferee, did declare all of the indebtedness secured by the mortgage, due and payable, and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the

21945AL08

foreclose of said mortgage in accordance with the terms thereof, by U.S. Mail and by publication in Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Alabama in its issues of March 18, 25, and April 1, 2009.

WHEREAS, on April 8, 2009, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said The CIT Group/Consumer Finance, Inc., as transferee, did offer for sale and sell at public outcry, in front of the Courthouse door, 112 North Main Street, Shelby County, Alabama, the property hereinafter described; and


WHEREAS, Marcus Clark was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for The CIT Group/Consumer Finance, Inc.; and

WHEREAS, LSF6 Mercury REO Investments Trust Series 2008-1 was the highest and best bidder in the amount of One Hundred Twenty One Thousand One Hundred Thirty and 00/100 (\$121,130.00) on the indebtedness secured by said mortgage, the said LSF6 Mercury REO Investments Trust Series 2008-1, by and through Marcus Clark, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby remise, release, quit claim and convey unto LSF6 Mercury REO Investments Trust Series 2008-1 all of its right, title and interest in and to the following described property situated in Shelby County, Alabama, to-wit;

Lot 3, according to the Survey of Park Forest Subdivision, Third Sector, as Recorded in Map Book 16, Page 101, in the Probate Office of Shelby County, Alabama.

Parcel ID#: 2372600040003000

More commonly known as: 202 Park Forest Terr., Montevallo, AL 35115.


20090602000208840 2/4 \$142.50
Shelby Cnty Judge of Probate, AL
06/02/2009 12:53:13 PM FILED/CERT

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the recorded of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantors hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a

party claiming through the owner has filed bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD, the above described property unto the said LSF6 Mercury REO Investments Trust Series 2008-1, 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 all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record I the aforesaid Probate Office.

IN WITNESS WHEREOF, the said The CIT Group/Consumer Finance, Inc., as transferee by and through Marcus Clark as auctioneer conducting said sale and as attorney-in-fact for said mortgagee/transferee caused these presents to be executed on this the 8th day of April, 2009.

The CIT Group/Consumer Finance, Inc.

By: 

Auctioneer who conducted said sale and attorney-in-fact


STATE OF ALABAMA)
COUNTY OF CULLMAN)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Marcus Clark, whose name as auctioneer and attorney-in-fact for the said The CIT Group/Consumer Finance, Inc., 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 this conveyance, he, in his capacity as such auctioneer attorney-in-fact, executed the same voluntarily on the day the same bears date and as the act of said transferee/mortgagee.

Given under my hand and official seal this the 8th day of April, 2009.


Print: Melody Bates
NOTARY PUBLIC

My Commission Expires:
MY COMMISSION EXPIRES 07-27-2011


20090602000208840 3/4 \$142.50
Shelby Cnty Judge of Probate, AL
06/02/2009 12:53:13 PM FILED/CERT

[seal]


SEND TAX NOTICE TO:

LSF6 Mercury REO Investments Trust
Series 2008-1

21945AL08

715 S. Metropolitan Avenue
Oklahoma City, OK 73108

After Recording return to:
Trustee Management Company
10975 El Monte, Suite 225
Overland Park, KS 66211
(913) 383-8922


20090602000208840 4/4 \$142.50
Shelby Cnty Judge of Probate, AL
06/02/2009 12:53:13 PM FILED/CERT

21945AL08