

SEND TAX NOTICE TO:
Barclays Capital Real Estate Inc. DBA HomEq Servicing
1100 Corporate Center Drive
Raleigh, NC 27607

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 2nd day of May, 2007, Jim M. Wallace and Janice H. Wallace, Joint Tenants, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for EquiFirst Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 20070511000222090, said mortgage having subsequently been transferred and assigned to Sutton Funding, LLC, ("Transferee"); and *Inst # 20090610000 221780*

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 in the City of Columbiana, 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 the 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

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Sutton Funding, LLC did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by

publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 6, 2009, May 13, 2009, and May 20, 2009; and

WHEREAS, on June 2, 2009, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Sutton Funding, LLC did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Sutton Funding, LLC ; and

WHEREAS, Sutton Funding, LLC, was the highest bidder and best bidder in the amount of Two Hundred Thirty-Four Thousand One Hundred Twenty-Five And 26/100 Dollars (\$234,125.26) on the indebtedness secured by said mortgage, the said Sutton Funding, LLC, by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Sutton Funding, LLC, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 11, Township 20 South, Range 1 West and run North along the East line of said Quarter-Quarter Section for a distance of 937.21 feet to the point of beginning. Thence from said point, continue North along same course for a distance of 392.04 feet to a point on the South line of Shelby County Highway #49; thence turn an angle of 91 degrees 30 minutes 15 seconds to the left and run along said South line of Highway for a distance of 333.33 feet to a point; thence turn an angle of 88 degrees 33 minutes 27 seconds to the left and run for a distance of 392.04 feet to a point; thence turn an angle of 91 degrees 28 minutes 33 seconds to the left and run for a distance of 333.27 feet to the point of beginning.

Less and Except: Commence at the Southeast corner of Section 11, Township 20 South, Range 1 West; thence run North along said Quarter-Quarter line a distance of 937.21 feet to the point of beginning; thence continue along last described course a distance of 392.04 feet; thence turn an angle of 91 degrees 30 minutes 15 seconds left and run a distance of 166.66 feet; thence turn an angle of 88 degrees 29 minutes 45 seconds left and run a distance of 392.04 feet; thence turn an angle of 91 degrees

30 minutes 15 seconds left and run a distance of 166.66 feet to the point of beginning.

Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Sutton Funding, LLC its successors/heirs 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 in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Sutton Funding, LLC, has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this June 2, 2009.

Sutton Funding, LLC

By:

Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, acting in his/her capacity as auctioneer and attorney-in-fact for Sutton Funding, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this June 2, 2009.

Notary Public

My Commission Expires: _____

This instrument prepared by:
Cynthia W. Williams
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727

MICHELLE LYNN WILLIAMS
MY COMMISSION
EXPIRES 8/13/12