

FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)



20090707000260730 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
07/07/2009 02:35:37 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit: March 26, 2007, Curtis Parham, III and wife, Tracy W. Parham, , ("Mortgagor") executed a certain mortgage (Mortgage) to Mortgage Electronics Registration Systems, Inc. as Nominee for New South Federal Savings Bank, said Mortgage being recorded on April 4, 2007, Instrument # 2007/15232 in the Office of the Judge of Probate of Shelby County , Alabama;

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and Mortgage Electronic Registration Systems, Inc. as nominee for New South Federal Savings Bank, as holder, 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 U.S. Mail and by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in its issues of June 3, 2009; June 10, 2009 and June 17, 2009;

WHEREAS, on July 7, 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 Mortgage Electronic Registration Systems, Inc. as nominee for New South Federal Savings Bank, as holder, did offer for sale and sell at public outcry, in front of the Courthouse door, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the Mortgage was the bid of Mortgage Electronic Registration Systems, Inc. as nominee for New South Federal Savings Bank, in the amount of One Hundred Sixty-Nine Thousand and 00/100 (\$169,000.00) Dollars, which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to Mortgage Electronic Registration Systems, Inc. as nominee for New South Federal Savings Bank, as purchaser; and

WHEREAS, Richard D. Whitaker, conducted said sale on behalf of Mortgage Electronic Registration Systems, Inc. as nominee for New South Federal Savings Bank, as holder; and

WHEREAS, the terms of the Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchases;

NOW THEREFORE, in consideration of the premises and the payment of One Hundred Sixty-Nine Thousand and 00/100 (\$169,000.00) Dollars, Mortgagor, by and through Mortgage Electronic Registration Systems, Inc. as nominee for New South Federal Savings Bank, as

holder, do grant, bargain, sell and convey unto Mortgage Electronic Registrations Systems, Inc. as nominee for New South Federal Saving Bank, the following described real property situated in Shelby County, Alabama to wit:

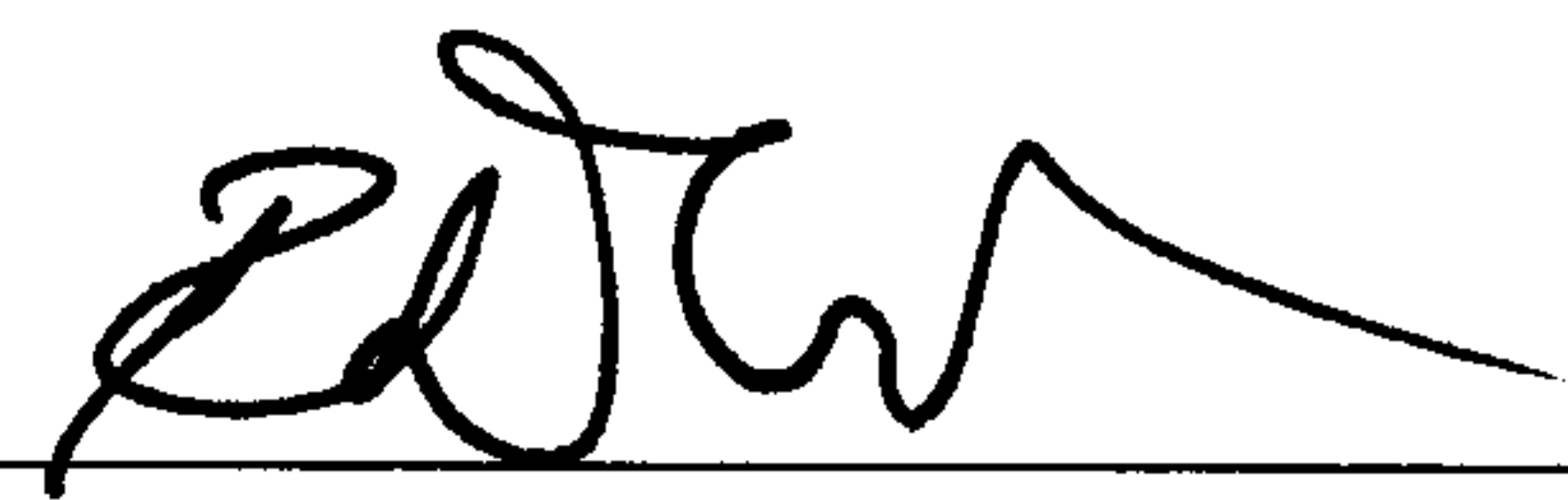
Lot 9, according to the Survey of Hunter's Point, as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 7, page 24, less and except the following part of Lot 9, said part being more particularly described as follows: Beginning at the Northeast corner of Lot 9, that is on the East right of way line of Hunter's Point Circle, run in a Southeasterly direction along the line common to Lots 8 and 9, for a distance of 107.00 feet to an existing iron corner; thence turn an angle to the right of 19 degrees 35 minutes and run in a southeasterly direction for a distance of 12.45 feet; thence turn an angle to the right of 149 degrees 55 minutes 45 seconds and run in a Northwesterly direction for a distance of 115.75 feet; thence turn an angle to the left of 90 degrees and in a Westerly direction for a distance of 3 feet; thence turn a right angle to the right of 90 degrees and run in a Northerly direction for a distance of 3 feet; thence turn an angle to the left of 90 degrees and run in a Westerly direction for distance of 10.66 feet to a point on the South right of way line of said Hunter's Point Circle; thence turn an angle to the right and run in a Northeasterly direction along the curved right of way line of said Hunter's Point Circle for a distance of 29.16 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto Mortgage Electronic Registration Systems, Inc. as nominee for New South Federal Savings Bank, their heirs and legal representatives; 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.


IN WITNESS WHEREOF, Mortgage Electronic Registration Systems, Inc. as nominee for New South Federal Savings Bank, as holder, has caused this instrument to be executed by and through Richard D. Whitaker, as auctioneer conducting said sale for said Mortgagee, and said Richard D. Whitaker, has hereto set his hand and seal on this the 7th day of July, 2009.

BY: Lashawndra Denise Storey and John Storey

BY: Mortgage Electronic Registration Systems, Inc. as nominee for New South Federal Savings Bank

BY: 
Richard D. Whitaker
as Attorney in Fact and as auctioneer

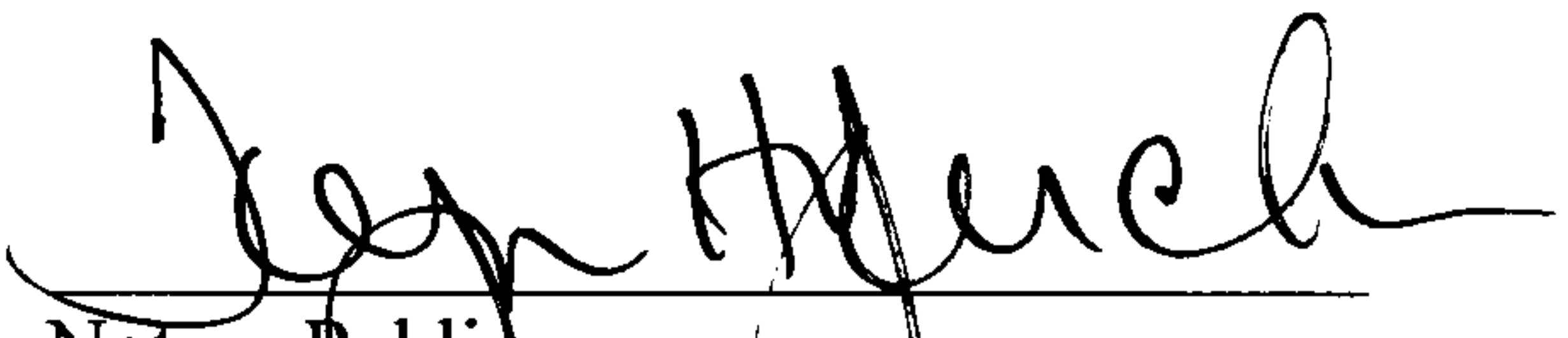
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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Richard D. Whitaker, whose name as auctioneer and attorney in-fact for the Mortgagee, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of this conveyance, he in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of July, 2009.

[Notary Seal}


Notary Public
My Commission Expires: 5/22/13

This instrument prepared by:
Richard D. Whitaker
YEAROUT, SPINA & LAVELLE, P.C.
1500 Urban Center Drive, Suite 450
Birmingham, Alabama 35242
(205) 298-1800
Attorneys for Mortgagee
Loan # 0022751739

MAIL TAX NOTICE TO:

New South Federal Savings Bank
210 Automation Way
Birmingham, AL 35210