

**MORTGAGE FORECLOSURE DEED**

**STATE OF ALABAMA )**  
**SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS, That,**

**WHEREAS**, heretofore, on to-wit: November 30, 2007, Kelly M. Stewart, a single woman, Mortgagor, executed a certain mortgage to Mortgage Electronic Registrations Systems, Inc. as nominee for lender, MortgageAmerica, Inc., a corporation, said mortgage being recorded in **Instrument No. 2007120600552810**, in the Probate Office of Shelby County, Alabama ; and

**WHEREAS**, the said Mortgage Electronic Registrations Systems, Inc. as nominee for lender, MortgageAmerica, Inc., a corporation, transferred and assigned said mortgage and the debt thereby secured to MortgageAmerica, Inc., said transfer being recorded in **Instrument No. 20090611000223130**, aforesaid records, and MortgageAmerica, Inc. is now the holder and owner of said mortgage and debt; and

**WHEREAS**, default was made in the payment of the indebtedness secured by said mortgage, and the said MortgageAmerica, Inc., as Transferee, 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 of general interest and circulation published in Columbiana, Alabama in its issues of July 15, 22 and 29, 2009; and

**WHEREAS**, on August 12, 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 MortgageAmerica, Inc., as Transferee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Street Entrance, Shelby County, Columbiana, 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 the said MortgageAmerica, Inc., as Transferee, in the amount of One Hundred Fifty Seven Thousand One Hundred Eighty Nine and 95/100 Dollars (\$157,189.95) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said MortgageAmerica, Inc.; and

**WHEREAS**, W. L. Longshore, III conducted said sale on behalf of the said MortgageAmerica, Inc.; and

**WHEREAS**, said mortgage expressly authorized the 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 One Hundred Fifty Seven Thousand One Hundred Eighty Nine and 95/100 Dollars (\$157,189.95), Kelly M. Stewart, a single woman, Mortgagor, by and through the said MortgageAmerica, Inc., as Transferee, do grant, bargain, sell and convey unto the said MortgageAmerica, Inc., as Transferee, the following described real property situated in Shelby County, Alabama to-wit:

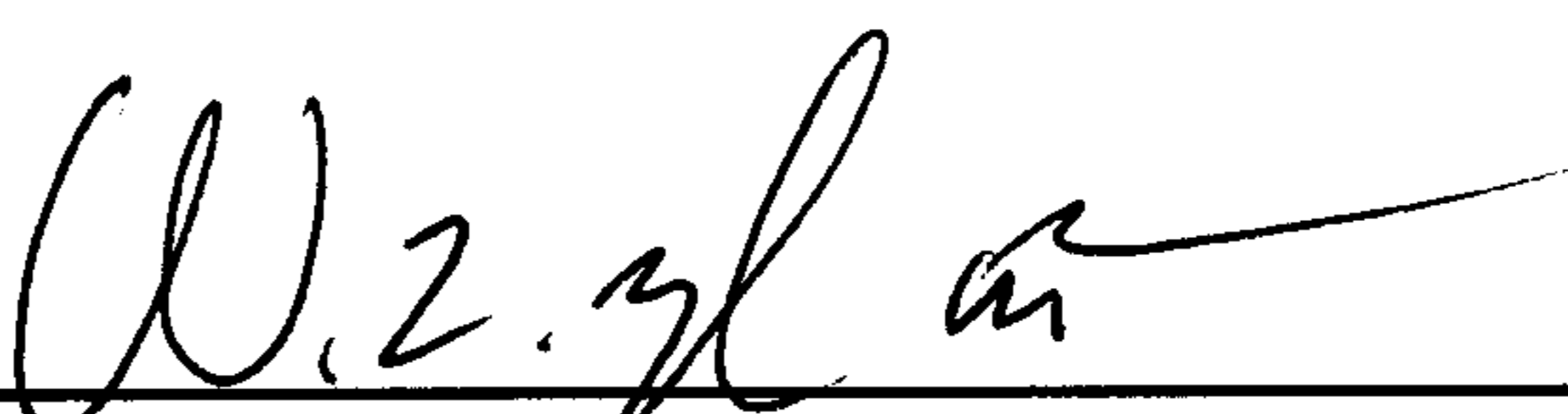
**Lot 14, Block 6, according to the Map and Survey of Green Valley, Third Sector, as recorded in Map Book 6, Page 113, in the Office of the Judge of Probate of Shelby County, Alabama**

**TO HAVE AND TO HOLD**, the above described property unto the said MortgageAmerica, Inc., 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.

**IN WITNESS WHEREOF**, the said Kelly M. Stewart, a single woman, Mortgagor, by the said MortgageAmerica, Inc., as Transferee, by W. L. Longshore, III, as auctioneer conducting said sale caused these presents to be executed on this the 12th day of August, 2009.

**KELLY M. STEWART  
A SINGLE WOMAN,  
MORTGAGOR,**

**BY: MORTGAGEAMERICA, INC.  
AS TRANSFeree**

By:   
W. L. Longshore, III,  
Auctioneer

**STATE OF ALABAMA )  
SHELBY COUNTY )**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, III whose name as auctioneer for the said MortgageAmerica, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of August, 2009.

  
**NOTARY PUBLIC**  
My Commission Expires: 07/10/2010

**THIS INSTRUMENT PREPARED BY:**  
W. L. Longshore, III  
Longshore, Buck & Longshore, P.C.  
The Longshore Building  
2009 Second Avenue North  
Birmingham, Alabama 35203-3703  
(205) 252-7661

**ADDRESS OF GRANTEE:**  
MORTGAGEAMERICA, INC.  
1800 INTERNATIONAL PARK DRIVE, SUITE 100  
BIRMINGHAM, AL 35243