

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

**MSP FILE NO.: 354.0810285AL/K**  
**LOAN NO.: 0032013039**



20090826000329020 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
08/26/2009 12:00:35 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

## **MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on November 23, 2005, **Peter Adams, unmarried, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Primary Capital Advisors, LC, its successors and assigns**, which said mortgage is recorded in Instrument No. 20051206000630240, in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to Aurora Loan Services, LLC; and Instrument No. 20080829000347020

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Aurora Loan Services, 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 07/08, 07/15, 07/22/2009; and

WHEREAS, on July 30, 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 Aurora Loan Services, LLC in the amount of **FOUR HUNDRED SIXTY-SIX THOUSAND SEVEN HUNDRED EIGHTEEN AND 15/100 DOLLARS (\$ 466,718.15)**; 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 Aurora Loan Services, LLC; and

WHEREAS, Mimi 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 **FOUR HUNDRED SIXTY-SIX THOUSAND SEVEN HUNDRED EIGHTEEN AND 15/100 DOLLARS (\$ 466,718.15)**, 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

Aurora Loan Services, LLC, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 10, ACCORDING TO THE AMENDED MAP OF WILMINGTON PLACE, AS RECORDED IN MAP BOOK 30, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: Book 20051206000630230 Page

TO HAVE AND TO HOLD the above described property unto Aurora Loan Services, 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, Peter Adams, unmarried and Aurora Loan Services, LLC have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 30<sup>th</sup> day of July, 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 Peter Adams, unmarried and Aurora Loan Services, 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 30<sup>th</sup> day of July, 2009.

Anita Louise Waller  
NOTARY PUBLIC  
My Commission Expires:  
My Commission Expires: **January 13, 2013**

  
20090826000329020 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
08/26/2009 12:00:35 PM FILED/CERT

Grantee Name / Send tax notice to:  
ATTN:  
Aurora Loan Services, LLC  
Submit via NewInvoice  
Highland Ranch, CO 80163 178