


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

**MSP FILE NO.: 354.0808893AL/K**  
**LOAN NO.: 0032619025**

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20090826000329040 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
08/26/2009 12:00:37 PM FILED/CERT

## **MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on March 7, 2006, **David J Usher and Lisa W Usher Husband and Wife, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc. acting solely as nominee for First Magnus Financial Corporation, its successors and assigns**, which said mortgage is recorded in Instrument No. 20060314000118640, 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 Instrucment # 20080829000347030.

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 07/15, 07/22, 07/29/2009; and

WHEREAS, on August 13, 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 **ONE HUNDRED FIFTY-NINE THOUSAND SEVEN HUNDRED SIXTY-NINE AND 62/100 DOLLARS (\$ 159,769.62)**; 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, Mikki 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 ONE HUNDRED FIFTY-NINE THOUSAND SEVEN HUNDRED SIXTY-NINE AND 62/100 DOLLARS (\$ 159,769.62), 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 6, Block 4, according to the Survey of Indian Valley, Sixth Sector, as record in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instruement# 2000 -34745

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, David J Usher and Lisa W Usher Husband and Wife and Aurora Loan Services LLC have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 13<sup>th</sup> day of August, 2009.

BY: Mikki Prince  
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 David J Usher and Lisa W Usher Husband and Wife 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 13<sup>th</sup> day of August, 2009.

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

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



20090826000329040 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
08/26/2009 12:00:37 PM FILED/CERT