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REC'D SEP 14 2009

20090918000357910 1/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
09/18/2009 12:11:03 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, February 7, 2002, **Darlene J. Davis, a single woman, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc., acting solely nominee for Allied Mortgage Capital Corporation**, which said mortgage is recorded in Instrument No. 2002-06774, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, the said Mortgage Electronic Registration Systems, Inc., acting solely nominee for Allied Mortgage Capital Corporation, transferred and assigned said mortgage and the debt thereby secured to Mortgage Electronic Registration Systems, Inc., acting solely nominee for Allied Mortgage Capital Corporation, as transferee, said transfer is recorded Instrument No. 20061212000601980 aforesaid records, and Allied Home Mortgage Corp., as transferee is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said Allied Home Mortgage Corp., as transferee, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 05/13, 05/20, 05/27/09; and

WHEREAS, on June 4, 2009, the day on which the foreclosure sale was due to be held under the terms of said notice at 3:30 o'clock am/pm, between the legal hours of sale, said foreclosure was duly and properly conducted and Allied Home Mortgage Corp., did offer for sale and sell a public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of United States Department of Agriculture in the amount of **EIGHTY THOUSAND, SEVEN HUNDRED AND NINETY THREE DOLLARS AND 56/100 DOLLARS (\$ 80,793.56)** which sum the said Allied Home Mortgage Corp., offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said United States Department of Agriculture; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee 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 EIGHTY THOUSAND, SEVEN HUNDRED AND NINETY THREE DOLLARS AND 56/100 DOLLARS (\$ 80,793.56) cash, on the indebtedness secured by said mortgage, the said Darlene J. Davis, a single woman, acting by and through the said Allied Home Mortgage Corp., as transferee, by Maria Prince, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto United States Department of Agriculture, and its successors and assigns, as transferee, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 50, ACCORDING TO THE SURVEY OF FAIRVIEW, RECORDED IN MAP BOOK 22, PAGE 135, IN THE PROBATE OFFICE OF THE SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property unto United States Department of Agriculture, 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 any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, the said Darlene J. Davis, a single woman, Mortgagor(s) by the said Allied Home Mortgage Corp. have caused this instrument to be executed by Mikki Prince, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Mikki Prince, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 4<sup>th</sup> day of June, 2009

Darlene J. Davis, a single woman, Mortgagor(s)

Allied Home Mortgage Corp., Mortgagee or Transferee of Mortgagee

By: Mikki Prince as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Allied Home Mortgage Corp., Mortgagee or Transferee of Mortgagee

By: Mikki Prince as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Mikki Prince, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears the same date.

Given under my hand and official seal this 4th day of June, 2009.

Anta Louise Waller

NOTARY PUBLIC

My Commission Expires:

Grantee Name / Send tax notice to:

ATTN:

Dovenmuehle Mortgage, Inc.

1501 Woodfield Road

Schaumburg, IL 60173

**My Commission Expires  
January 13, 2013**



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