

SEND TAX NOTICE TO:
GMAC Mortgage, LLC
1100 Virginia Drive
Fort Washington, PA 19034

CM #: 57210

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 25th day of October, 2005, C. Max Sayles, an unmarried man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems Inc., solely as nominee for GMAC Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20051031000564300, and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of August 12, 2009, August 19, 2009, and August 26, 2009; and

WHEREAS, on September 22, 2009, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and



WHEREAS, Aaron Nelson was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC; and

WHEREAS, Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC, was the highest bidder and best bidder in the amount of One Hundred Twenty-Six Thousand One Hundred Twenty-Six And 57/100 Dollars (\$126,126.57) on the indebtedness secured by said mortgage, the said Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC, by and through Aaron Nelson as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 17, Township 20 South, Range 1 East; thence run Easterly along the South line thereof for 118.72 feet to the point of beginning; thence continue along the last described course for 313.47 feet; thence 90 degrees 00 minutes 00 seconds left run Northerly for 120.00 feet; thence 90 degrees 0 minutes 0 seconds left run Westerly for 46.82 feet to a point of a curve to the left, having a central angle of 30 degrees 58 minutes 3 seconds, a Radius of 240.00 feet, and an arc length of 129.58 feet; thence 15 degrees 28 minutes 2 seconds left to chord run Southwesterly along said chord for 128.01 feet; thence 15 degrees 26 minutes 2 seconds left run Southwesterly for 167.03 feet to the point of beginning. Also a 60 foot easement, the centerline of which being more particularly described as follows: Begin at the intersection of the East R/W of Shelby County Highway 109 and a line 30 feet South and parallel to the South line of the SE 1/4 of the NW 1/4 of Section 17, Township 20 South, Range 1 East; thence run East and parallel to the South line of said 1/4-1/4 section 8.17 feet East of the West line of the NE 1/4 of the SW 1/4 of said section; thence 30 degrees 58 minutes 3 seconds left run Northeasterly for 275.45 feet; to a point of a curve to the right, having a central angle of 30 degrees 56 minutes 3 seconds, a radius of 270.00 feet, and an arc length of 145.77 feet; thence 15 degrees 28 minutes 2 seconds right to chord run Northeasterly along said chord for 144.01 feet; thence 15 degrees 28 minutes 2 seconds right run Easterly for 48.82 feet; thence 89 degrees 37 minutes 18 seconds left run Northerly for 343.91 feet to the center of a 60 foot easement and the point of ending. Also: A 60 foot easement for all tracts, the boundary of which being more particularly described as follows: Commence at the SW corner of the SE 1/4 of the NW 1/4 Section 17, Township 20 South, Range 1 East; thence run Northerly along the West line thereof for 31.20 feet; thence 88 degrees 43 minutes 18 seconds right run Northeasterly for 240.58 feet; thence 71 degrees 55 minutes 39 seconds left run Northerly for 264.02 feet to the point of beginning; thence continue along the last described course for 60.94 feet; thence 78 degrees 58 minutes 48 seconds right run Northeasterly for 241.88 feet to a point of a curve to the right, having a central angle of 39 degrees 23 minutes 47 seconds, a radius of 672.43 feet, and an arc length of 482.36 feet; thence 19 degrees 41 minutes 53 seconds right to chord run Easterly along said chord for 453.31 feet; thence 19 degrees 41 minutes 53 seconds right run Southeasterly for 54.66 feet to a point of curve to the left, having a central angle of 56 degrees 37 minutes 19 seconds a radius of 145.00



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feet, and an arc length of 143.29 feet; thence 28 degrees 18 minutes 39 seconds left to chord run Easterly along said chord for 137.53 feet; thence run Northeasterly for 203.99 feet to a point of a curve to the right, having a central angle of 40 degrees 14 minutes 34 seconds, a radius of 260.00 feet and an arc length of 182.61 feet; thence 20 degrees 7 minutes 16 seconds right to chord run Northeasterly along said chord for 178.88 feet; thence 20 degrees 19 minutes 12 seconds right run Easterly for 797.57 feet; thence 13 degrees 18 minutes 57 seconds left run Easterly for 245.79 feet; thence 19 degrees 15 minutes 34 seconds right run Southeasterly for 287.78 feet; thence 24 degrees 0 minutes 48 seconds left run Northeasterly for 148.48 feet; thence 10 degrees 54 minutes 57 seconds right run Easterly for 227.87 feet; thence 52 degrees 34 minutes 48 seconds left run Northeasterly for 165.51 feet; thence 106 degrees 21 minutes 52 seconds right run Southeasterly for 83.08 feet; thence 75 degrees 47 minutes 68 seconds right run Southwesterly for 177.39 feet; thence 52 degrees 24 minutes 57 seconds right run Westerly for 251.78 feet; thence 10 degrees 54 minutes 56 seconds left, run Southwesterly for 155.51 feet; thence 24 degrees 0 minutes 47 seconds right run Northwesterly for 290.36 feet; thence 19 degrees 15 minutes 34 seconds left run Westerly for 242.61 feet; thence 13 degrees 18 minutes 57 seconds right run Westerly for 804.57 feet to a point of a curve to the left, having a central angle of 40 degrees 10 minutes 56 seconds, a radius of 200.00 feet, and an arc length of 140.26 feet; thence 20 degrees 21 minutes 0 seconds left to chord run Southwesterly along said chord for 137.41 feet; thence 20 degrees 5 minutes 28 seconds left run Southwesterly for 203.99 feet to a point of a curve to the right, having a central angle of 58 degrees 37 minutes 19 seconds, a radius of 205.00 feet, and an arc length of 202.59 feet; thence 28 degrees 18 minutes 38 seconds right to chord run Westerly along chord for 191.44 feet; thence 28 degrees 18 minutes 39 seconds right run Northwesterly for 54.96 feet to a point of a curve to the left, having a central angle of 39 degrees 23 minutes 47 seconds a radius of 812.43 feet, and an arc length of 421.10 feet; thence 19 degrees 41 minutes 53 seconds left for chord run Westerly along said chord for 412.86 feet; thence 19 degrees 41 minutes 53 seconds left run Southwesterly for 252.52 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC, has caused this instrument to be executed by and through Aaron Nelson, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Aaron Nelson, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this September 22, 2009.

Mortgage Electronic Registration Systems, Inc.,
solely as nominee for GMAC Mortgage, LLC
By: Aaron Nelson
Aaron Nelson, Auctioneer and Attorney-in-Fact



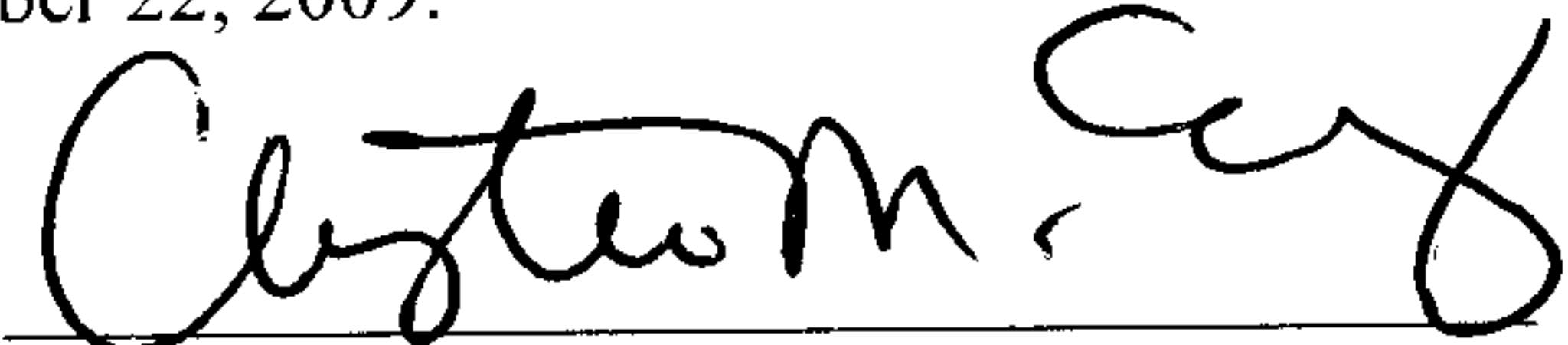
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STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, acting in his/her capacity as auctioneer and attorney-in-fact for Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee acting in his/her capacity as auctioneer and Attorney-in-fact for said Mortgagee.

Given under my hand and official seal on this September 22, 2009.




Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES OCTOBER 26, 2011

This instrument prepared by:
Colleen McCullough
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



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