


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


20091110000420250 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
11/10/2009 03:05:51 PM FILED/CERT

CM #: 128598

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 10th day of July, 2008, Wallace Walker and Linda S. Walker, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Ace Mortgage Funding, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20080729000304430, said mortgage having subsequently been transferred and assigned to Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC, ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee 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, successor by merger with GMAC Mortgage Corporation 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 July 15, 2009, July 22, 2009, and July 29, 2009; and

WHEREAS, on August 28, 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, successor by merger with GMAC Mortgage Corporation 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 Warner 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, successor by merger with GMAC Mortgage Corporation; and

WHEREAS, Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC, successor by merger with GMAC Mortgage Corporation, was the highest bidder and best bidder in the amount of One Hundred Sixty-Nine Thousand Nine Hundred Thirty-Four And 00/100 Dollars (\$169,934.00) on the indebtedness secured by said mortgage, the said Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC, successor by merger with GMAC Mortgage Corporation, by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC, successor by merger with GMAC Mortgage Corporation, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A certain tract or parcel of land in Shelby County, in the State of Alabama, described as follows:

A part of the Northeast quarter of the Southeast quarter of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

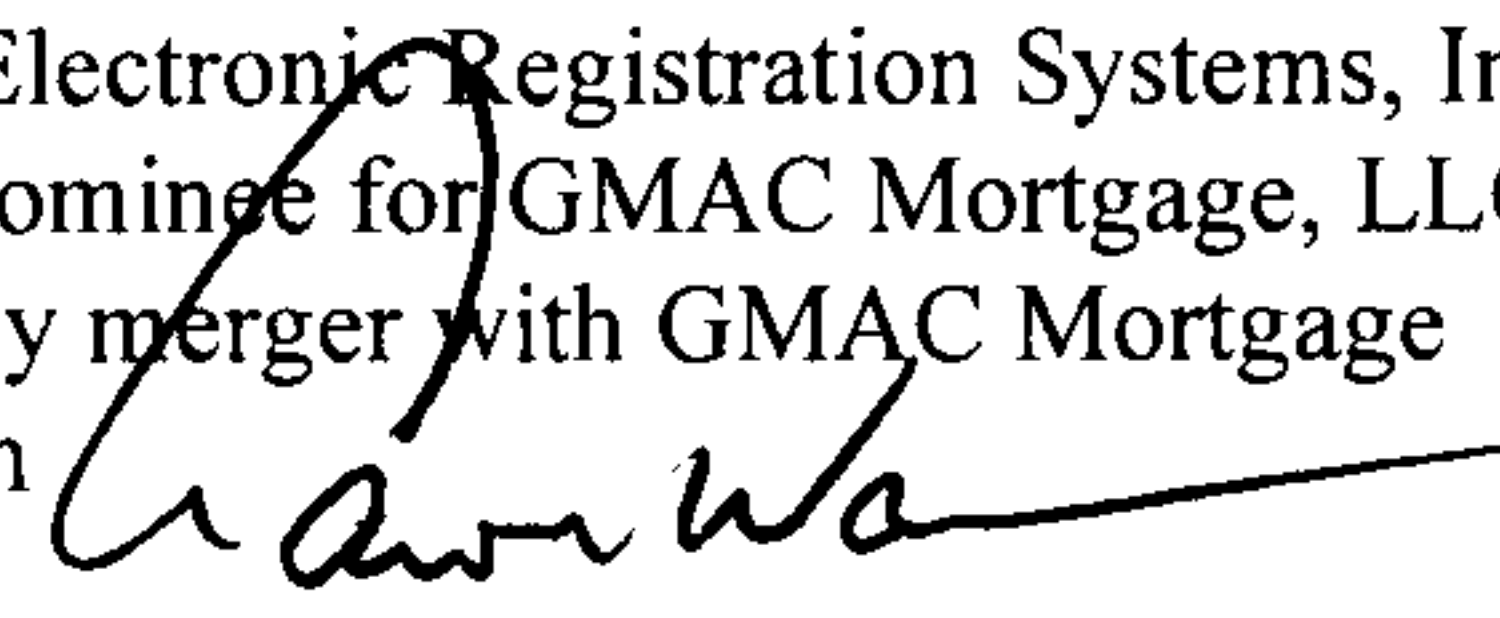
From the Northeast corner of the Northeast quarter of the Southeast quarter of Section 34, Township 20 South, Range 3 west, run Westerly along the North boundary line of said quarter quarter Section for 25.0 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the left and run Southerly 350.0 feet to the point of beginning of land herein described; thence continue Southerly along last said course for 100.0 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the right and run Westerly 200.0 feet; thence turn an angle of 88 degrees 46 minutes 21 seconds to the right and run Northerly 100.0 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the right and run Easterly 200.0 feet to the point of beginning; being situated in Shelby County, Alabama.



20091110000420250 3/3 \$20.00
Shelby Cnty Judge of Probate, AL
11/10/2009 03:05:51 PM FILED/CERT

TO HAVE AND TO HOLD the above described property unto Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC, successor by merger with GMAC Mortgage Corporation 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, successor by merger with GMAC Mortgage Corporation, has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this August 28, 2009.

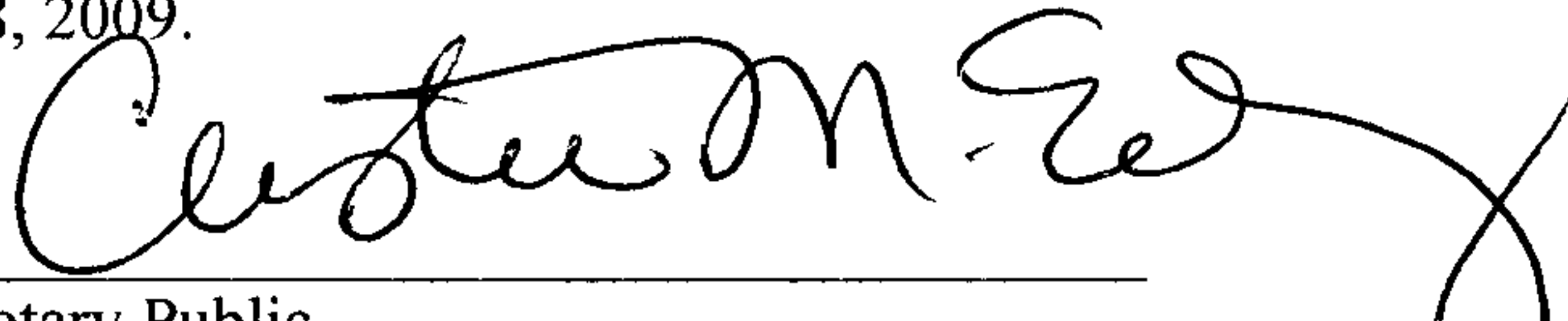
Mortgage Electronic Registration Systems, Inc.,
solely as nominee for GMAC Mortgage, LLC,
successor by merger with GMAC Mortgage
Corporation
By: 
Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, acting in his/her capacity as auctioneer and attorney-in-fact for Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC, successor by merger with GMAC Mortgage Corporation, 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 Transferee acting in his/her capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this August 28, 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