

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

CM #: 6159-5155

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 7th day of September, 2007, Maureen Henson, a single woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Alethes, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Inst. # 20070912000426940, 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 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 February 25, 2009, March 4, 2009, and March 11, 2009; and

WHEREAS, on August 11, 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 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; 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 Two Hundred One Thousand Nine Hundred Sixteen And 79/100 Dollars (\$201,916.79) 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 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, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

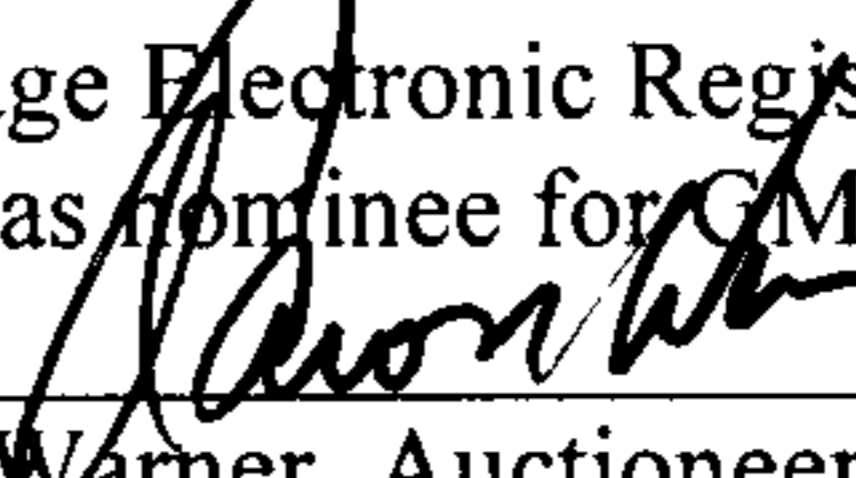
A parcel of land lying in the Northwest quarter of the Northwest quarter of Section 13, Township 20 South, Range 4 West in Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the above said quarter-quarter; thence run East along the North line of said quarter-quarter for a distance of 604.17 feet to an iron pin found, said point being the point of beginning of the following described parcel; thence continue along the last described course for a distance of 306.81 feet to an iron pin found; thence turn an interior angle left of 134 Degrees 25 Minutes 17 Seconds and run Southeasterly for a distance of 202.43 feet to an iron pin found, said point lying on the Northwesterly right of way margin of South Shades Crest Road; thence turn an interior angle left of 77 Degrees 39 Minutes 01 Seconds and run Southwesterly along said right of way margin for a distance of 225.03 feet to an iron pin found; thence turn an interior angle left of 102 Degrees 14 Minutes 30 Seconds and leaving said right of way margin run Northwesterly for a distance of 369.05 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 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 11, 2009.

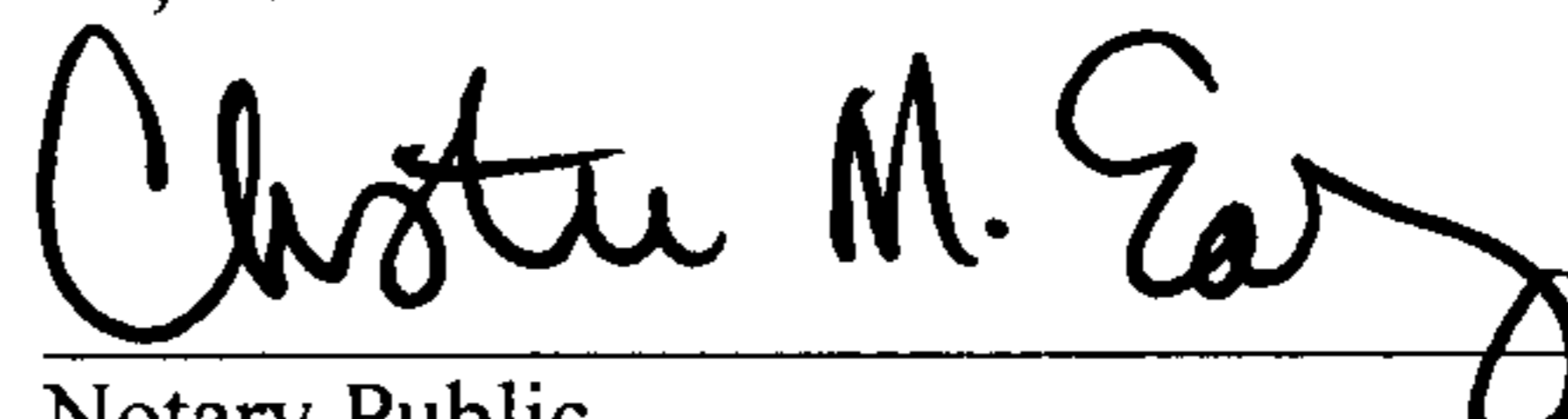
Mortgage Electronic Registration Systems, Inc.,  
solely as nominee for GMAC Mortgage, LLC  
By:   
Aaron Warner, Auctioneer and Attorney-in-Fact

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, 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 11, 2009.

  
Notary Public  
My Commission Expires 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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Shelby Cnty Judge of Probate, AL  
11/10/2009 03:05:52 PM FILED/CERT