


PREPARED BY: JOHN RUDD
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STATE OF ALABAMA
COUNTY OF SHELBY


20091119000431730 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
11/19/2009 02:19:20 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on April 21, 2008, **Brenda K Schmidt, a single person, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc. is acting solely as nominee for SunTrust Mortgage, Inc.** which said mortgage is recorded in Instrument No. 20080425000168800, in the Office of the Judge of Probate of Shelby County, Alabama ; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Mortgage Electronic Registration Systems, Inc. is acting solely as nominee for SunTrust Mortgage, Inc 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 8/5, 8/12 and 8/19/2009; and

WHEREAS, on August 27, 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 SunTrust Mortgage, Inc in the amount of **TWO HUNDRED FORTY-ONE THOUSAND NINE HUNDRED SEVENTY AND 01/100 DOLLARS (\$ 241,970.01)**; and said property was thereupon sold to SunTrust Mortgage, Inc; 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 TWO HUNDRED FORTY-ONE THOUSAND NINE HUNDRED SEVENTY AND 01/100 DOLLARS (\$ 241,970.01), 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 SunTrust Mortgage, Inc, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 27, ACCORDING TO THE FINAL RECORD PLAT OF GREYSTONE FARMS, TERRACE HILLS, AS RECORDED IN MAP BOOK 24, PAGE 54, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS AND HUGH DANIEL DRIVE, ALL AS MORE PARTICULARLY DESCRIBED IN THE GREYSTONE FARMS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 1995-16401, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


SOURCE OF TITLE: Instrucment 20080425000168790

TO HAVE AND TO HOLD the above described property unto SunTrust Mortgage, Inc, 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, Brenda K Schmidt, a single person and Mortgage Electronic Registration Systems, Inc. is acting solely as nominee for SunTrust Mortgage, Inc have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 27th day of August, 2009.

BY: Mikela Prince
AS: Auctioneer and Attorney-in-fact

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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that

Mikela Prince, whose name as attorney-in-fact and auctioneer for Brenda K Schmidt, a single person and Mortgage Electronic Registration Systems, Inc. is acting solely as nominee for SunTrust Mortgage, Inc, 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 27th day of August, 2009.

NOTARY PUBLIC
My Commission Expires:

Arita Louise Walker
My Commission Expires
January 13, 2013

Grantee Name / Send tax notice to:
ATTN: Tramaine Moultrie
SunTrust Mortgage, Inc.
P O Box 27767
Richmond, VA 23261