


MORTGAGE FORECLOSURE DEED


20091211000455730 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
12/11/2009 12:33:31 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

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)

Linda M. Johnson

KNOW ALL MEN BY THESE PRESENTS: That Linda M. Johnson, an Unmarried Woman and Dana Johnson, Unmarried did, on to-wit, the February 22, 2006, execute a mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for American Mortgage Express Corp., which mortgage is recorded in Instrument #20060228000094020; said mortgage was transferred and assigned to Ocwen Loan Servicing, LLC as recorded in Instrument #20091019000393580 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Ocwen Loan Servicing, LLC did declare all of the indebtedness secured by said mortgage due and payable 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 published in Shelby County, Alabama, in its issues of November 11, 18, 25, 2009; and

WHEREAS, on the December 3, 2009, the day on which the foreclosure sale was due to be held under the terms of said notice, at 1:53 o'clock a.m.(p.m.) between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Ocwen Loan Servicing, LLC did offer for sale and did sell at public outcry, in front 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 Ocwen Loan Servicing, LLC, in the amount of One Hundred Five Thousand Two Hundred Ninety-Eight Dollars and Fifty-Four Cents (\$105,298.54), which sum the said Ocwen Loan Servicing, LLC offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Ocwen Loan Servicing, LLC; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of One Hundred Five Thousand Two Hundred Ninety-Eight Dollars and Fifty-Four Cents (\$105,298.54), cash, the said Linda M. Johnson, an Unmarried Woman and Dana Johnson, Unmarried, acting by and through the said Ocwen Loan Servicing, LLC, by Jimmie Raye Newman, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Ocwen Loan Servicing, LLC, by Jimmie Raye Newman, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Jimmie Raye Newman, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Ocwen Loan Servicing, LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 25 according to the Survey of Whitestone Townhomes Phase One as recorded on Map Book 20, Page 125, Shelby County, Alabama Records.

TO HAVE AND TO HOLD THE above described property unto Ocwen Loan Servicing, LLC, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Ocwen Loan Servicing, LLC, has caused this instrument to be executed by Jimmie Raye Newman, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Jimmie Raye Newman, has executed this instrument in his capacity as such auctioneer on this the December 3, 2009.

Linda M. Johnson, an Unmarried Woman and Dana Johnson, Unmarried
Mortgagors

Ocwen Loan Servicing, LLC
Mortgagee or Transferee of Mortgagee

By Jimmie Raye Newman
Jimmie Raye Newman, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

Ocwen Loan Servicing, LLC
Mortgagee or Transferee of Mortgagee

By Jimmie Raye Newman
Jimmie Raye Newman, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

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Jimmie Raye Newman, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Jimmie Raye Newman, whose name as Auctioneer and the person conducting said sale for the 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 that same date.

Given under my hand and official seal this December 3, 2009.

Dorothy M. Velich
NOTARY PUBLIC

MY COMMISSION EXPIRES:

5-28-2016

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO & PICKETT, L.L.P.
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
09-008645

GRANTEE'S ADDRESS
Ocwen Loan Servicing, LLC
1661 Worthington Road; Suite 100
P.O. Box 24737
West Palm Beach, Florida 33415



Dorothy M. Velich
Notary Public
State of Alabama
Alabama State at Large



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