

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on August 8, 2006, **Dorothy M. Walton, a married woman, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Mortgageit, Inc. its successors and assigns**, which said mortgage is recorded in Instrument No. 20060817000404070, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to Bank of America, National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2006-16AX, Party of the Second Part; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Bank of America, National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2006-16AX 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 11/18, 11/25, 12/02/2009; and

WHEREAS, on December 10, 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 Starr Properties, LLC in the amount of **ONE HUNDRED THIRTY-ONE THOUSAND SEVEN HUNDRED FIFTY-ONE AND 00/100 DOLLARS (\$ 131,751.00)**; and said property was thereupon sold to Starr Properties, LLC; 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 ONE HUNDRED THIRTY-ONE THOUSAND SEVEN HUNDRED FIFTY-ONE AND 00/100 DOLLARS (\$ 131,751.00), 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 Starr Properties, LLC, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 83A, ACCORDING TO THE SURVEY OF INVERNESS COVE, PHASE 2, RESURVEY #1, AS RECORDED IN MAP BOOK 36, PAGE 110 A&B, IN THE PROBATE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: Instrument No. 20060817000404060

TO HAVE AND TO HOLD the above described property unto Starr Properties, LLC, 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, Dorothy M. Walton, a married woman and Bank of America, National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2006-16AX have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 10th day of December, 2009.

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


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Mikki Prince, 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 10th day of December, 2009.

Anita Louise Willes
NOTARY PUBLIC My Commission Expires
My Commission Expires: January 13, 2013

Deed Tax : \$132.00


20100114000012910 2/2 \$146.00
Shelby Cnty Judge of Probate, AL
01/14/2010 12:03:50 PM FILED/CERT