


PREPARED BY: JOHN RUDD  
**JOHNSON & FREEDMAN, LLC**  
1587 Northeast Expressway  
Atlanta, GA 30329  
(770) 234-9181

MSP FILE NO.: 221.0930171AL/K  
LOAN NO.: 0203450911

  
20100114000013870 1/3 \$148.50  
Shelby Cnty Judge of Probate, AL  
01/14/2010 03:37:45 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

### MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on April 21, 2006, **Saeid Morshedi**, a single man, Party of the **First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc** acting solely as nominee for **Renasant Bank**, its successors and assigns, which said mortgage is recorded in Instrument No. 20060502000206480, in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to Suntrust Mortgage, Inc.,; and Book \* 20100114000013860 Page                     .

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and 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 08/19, 08/26, 09/02/2009; and

WHEREAS, on September 17, 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 **ONE HUNDRED TWENTY-NINE THOUSAND THREE HUNDRED THREE AND 85/100 DOLLARS (\$ 129,303.85)**; and said property was thereupon sold to U.S. Bank National Association as Trustee for BAFC 2006-7; and

WHEREAS, Charles Hunter 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 ONE HUNDRED TWENTY-NINE THOUSAND THREE HUNDRED THREE AND 85/100 DOLLARS (\$ 129,303.85), 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 U.S. Bank National Association as Trustee for BAFC 2006-7, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:



LOT 225, ACCORDING TO A RESURVEY OF FINAL PLAT HIGH RIDGE VILLAGE PHASE 4, AS RECORDED IN MAP BOOK 29, PAGE 83, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO: ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

THE PROCEEDS OF THIS LOAN HAVE BEEN APPLIED AGAINST THE PURCHASE PRICE OF THE PROPERTY DESCRIBED HEREIN, CONVEYED TO MORTGAGOR/S SIMULTANEOUSLY HEREWITH.

SOURCE OF TITLE: Book 20060502000206470 Page

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association as Trustee for BAFC 2006-7, 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, Saeid Morshedi, a single man and Suntrust Mortgage, Inc., have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 17<sup>th</sup> day of September, 2009.

BY:

AS: Auctioneer and Attorney-in-fact

STATE OF ALABAMA  
COUNTY OF SHELBY

Shelby County, AL 01/14/2010

State of Alabama

Deed Tax : \$129.50

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

Charles Hunter Prince, whose name as attorney-in-fact and auctioneer for Saeid Morshedi, a single man and 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 17<sup>th</sup> day of September, 2009.

Arita Loeven Wiley  
NOTARY PUBLIC

My Commission Expires: My Commission Expires  
January 13, 2013

Grantee Name / Send tax notice to:



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ATTN: Arlette Jones  
SunTrust Mortgage, Inc.  
P O Box 27767  
Richmond, VA 23261



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