

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: November 30, 2007, Kelly M. Stewart, a single woman, Mortgagor, executed a certain mortgage to Mortgage Electronic Registrations Systems, Inc. as nominee for lender, MortgageAmerica, Inc., a corporation, said mortgage being recorded in **Instrument No. 2007120600552810**, in the Probate Office of Shelby County, Alabama ; and

WHEREAS, the said Mortgage Electronic Registrations Systems, Inc. as nominee for lender, MortgageAmerica, Inc., a corporation, transferred and assigned said mortgage and the debt thereby secured to CitiMortgage, Inc., said transfer being recorded in Instrument No. 20080623000256040, being finally assigned to MortgageAmerica, Inc., said transfer being recorded in **Instrument No. 20091216000460670**, aforesaid records, and MortgageAmerica, Inc. is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said MortgageAmerica, Inc., as Transferee, 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 U. S. Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Columbiana, Alabama in its issues of December 23, 30, 2009 and January 6, 2010; and

WHEREAS, on January 20, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said MortgageAmerica, Inc., as Transferee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Street Entrance, Shelby County, Columbiana, 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 the said MortgageAmerica, Inc., as Transferee, in the amount of One Hundred Sixty Seven Thousand Nine Hundred Seventy One and 00/100 Dollars (\$167,971.00) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said MortgageAmerica, Inc.; and

WHEREAS, W. L. Longshore, III conducted said sale on behalf of the said MortgageAmerica, Inc.; and

WHEREAS, said mortgage expressly authorized the 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 One Hundred Sixty Seven Thousand Nine Hundred Seventy One and 00/100 Dollars (\$167,971.00), Kelly M. Stewart, a single woman, Mortgagor, by and through the said MortgageAmerica, Inc., as Transferee, do grant, bargain, sell and convey unto the said MortgageAmerica, Inc., as Transferee, the following described real property situated in Shelby County, Alabama to-wit:

Lot 14, Block 6, according to the Map and Survey of Green Valley, Third Sector, as recorded in Map Book 6, Page 113, in the Office of the Judge of Probate of Shelby County, Alabama

TO HAVE AND TO HOLD, the above described property unto the said MortgageAmerica, 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.

IN WITNESS WHEREOF, the said Kelly M. Stewart, a single woman, Mortgagor, by the said MortgageAmerica, Inc., as Transferee, by W. L. Longshore, III, as auctioneer conducting said sale caused these presents to be executed on this the 20th day of January, 2010.

**KELLY M. STEWART
A SINGLE WOMAN,
MORTGAGOR,**

**BY: MORTGAGEAMERICA, INC.
AS TRANSFeree**

By: W. L. Longshore, III
W. L. Longshore, III,
Auctioneer

**STATE OF ALABAMA)
SHELBY COUNTY)**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, III whose name as auctioneer for the said MortgageAmerica, 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of January, 2010.

Cornie L. Lacy
NOTARY PUBLIC
My Commission Expires: 07/10/2010

THIS INSTRUMENT PREPARED BY:
W. L. Longshore, III
Longshore, Buck & Longshore, P.C.
The Longshore Building
2009 Second Avenue North
Birmingham, Alabama 35203-3703
(205) 252-7661

ADDRESS OF GRANTEE:
MORTGAGEAMERICA, INC.
1800 INTERNATIONAL PARK DRIVE, SUITE 100
BIRMINGHAM, AL 35243