


This Instrument Prepared By:
Najjar Denaburg, P.C
2125 Morris Avenue
Birmingham, AL 35203
(205) 250-8400

Send Tax Notice To:
Compass Bank
Attn: Special Assets Dept.
P.O. Box 10566
Birmingham, AL 35296

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY


20100226000058250 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
02/26/2010 02:06:39 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: September 25, 2007, Michael L. Capleone and Iliana M. Capleone, Husband and Wife, mortgagors, executed a certain mortgage to Mortgage Electronic Registration Systems, Inc. As Nominee for Compass Bank which said mortgage is recorded in Instrument # 20071004000464600, 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 Mortgage Electronic Registration Systems, Inc. As Nominee for Compass Bank did declare all of the indebtedness secured by 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 February 03, 10 and 17, 2010; and,

WHEREAS, on February 26, 2010, 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 said Mortgage Electronic Registration Systems, Inc. As Nominee for Compass Bank did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, Alabama, all of its rights, title and interest in the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Compass Bank in the amount of Sixty-Nine Thousand and 00/100 Dollars

(\$69,000.00) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Compass Bank; and,

WHEREAS, Karen G. Knowlton, agent and attorney-in-fact for Mortgage Electronic Registration Systems, Inc. As Nominee for Compass Bank, acted as auctioneer as provided in said mortgage and conducted the said sale; 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 Sixty-Nine Thousand and 00/100 Dollars (\$69,000.00), Michael L. Capleone and Iliana M. Capleone, Husband and Wife, mortgagors, by and through the said Karen G. Knowlton, agent and attorney-in-fact for Mortgage Electronic Registration Systems, Inc. As Nominee for Compass Bank, do grant, bargain, sell and convey unto the said Compass Bank, all of their rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 27, Block 5, According To The Survey Of Green Valley, Second Sector, As Recorded In Map Book 6, Page 21, In The Probate Office Of Shelby County, Alabama

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances or other interests of record.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

TO HAVE AND TO HOLD, the above described property unto the said Compass Bank, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.

IN WITNESS WHEREOF, the said Mortgage Electronic Registration Systems, Inc. As Nominee for Compass Bank, by Karen G. Knowlton, agent and attorney-in-fact for Mortgage Electronic Registration Systems, Inc. As Nominee for Compass Bank, as auctioneer conducting said sale, has caused these presents to be executed on this, the 26th day of February, 2010.



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Mortgage Electronic Registration Systems, Inc. As Nominee
for Compass Bank

BY: Karen G. Knowlton
Karen G. Knowlton, agent and attorney-in-fact for Mortgage
Electronic Registration Systems, Inc. As Nominee for
Compass Bank, as Auctioneer

Karen G. Knowlton
Karen G. Knowlton, as Auctioneer conducting said sale

THE STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen G. Knowlton, whose name as agent and attorney-in-fact for Mortgage Electronic Registration Systems, Inc. As Nominee for Compass Bank as auctioneer conducting said sale, 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, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26th day of February, 2010.

Lara G. Chilton
Notary Public 12-09-2011