


PREPARED BY: JOHN RUDD
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15E
MSP FILE NO.: 221.0931049AL/C
LOAN NO.: 0035102714

STATE OF ALABAMA
COUNTY OF SHELBY



20100315000074410 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
03/15/2010 12:13:53 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on November 17, 2006, **Casandra Hall, single individual, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc. acting solely as nominee for SunTrust Mortgage, Inc, its successors and assigns**, which said mortgage is recorded in Instrument No. 20061121000567800, in the Office of the Judge of Probate of Shelby County, Alabama ; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Mortgage Electronic Registration Systems, Inc. acting solely as nominee for SunTrust Mortgage, Inc, its successors and assigns 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 09/09, 09/16, 09/23/2009, 10/07/09 and 11/11/09; and

WHEREAS, on December 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 Mortgage Electronic Registration Systems, Inc. acting solely as nominee for SunTrust Mortgage, Inc, its successors and assigns in the amount of **ONE HUNDRED THIRTY-ONE THOUSAND THREE HUNDRED TWENTY AND 38/100 DOLLARS (\$ 131,320.38)**; and said property was thereupon sold to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for SunTrust Mortgage, Inc, its successors and assigns; and

WHEREAS, 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 THIRTY-ONE THOUSAND THREE HUNDRED TWENTY AND 38/100 DOLLARS (\$ 131,320.38), 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 Mortgage Electronic

Registration Systems, Inc. acting solely as nominee for SunTrust Mortgage, Inc, its successors and assigns, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 46, ACCORDING TO THE SURVEY OF ROSSBURG, SECTOR II, AS RECORDED IN MAP BOOK 36 PAGE 38 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: Instrument No. 20061121000567790

TO HAVE AND TO HOLD the above described property unto Mortgage Electronic Registration Systems, Inc. acting solely as nominee for SunTrust Mortgage, Inc, its successors and assigns, 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, Casandra Hall, single individual and Mortgage Electronic Registration Systems, Inc. acting solely as nominee for SunTrust Mortgage, Inc, its successors and assigns have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 17th day of December, 2009.

BY:

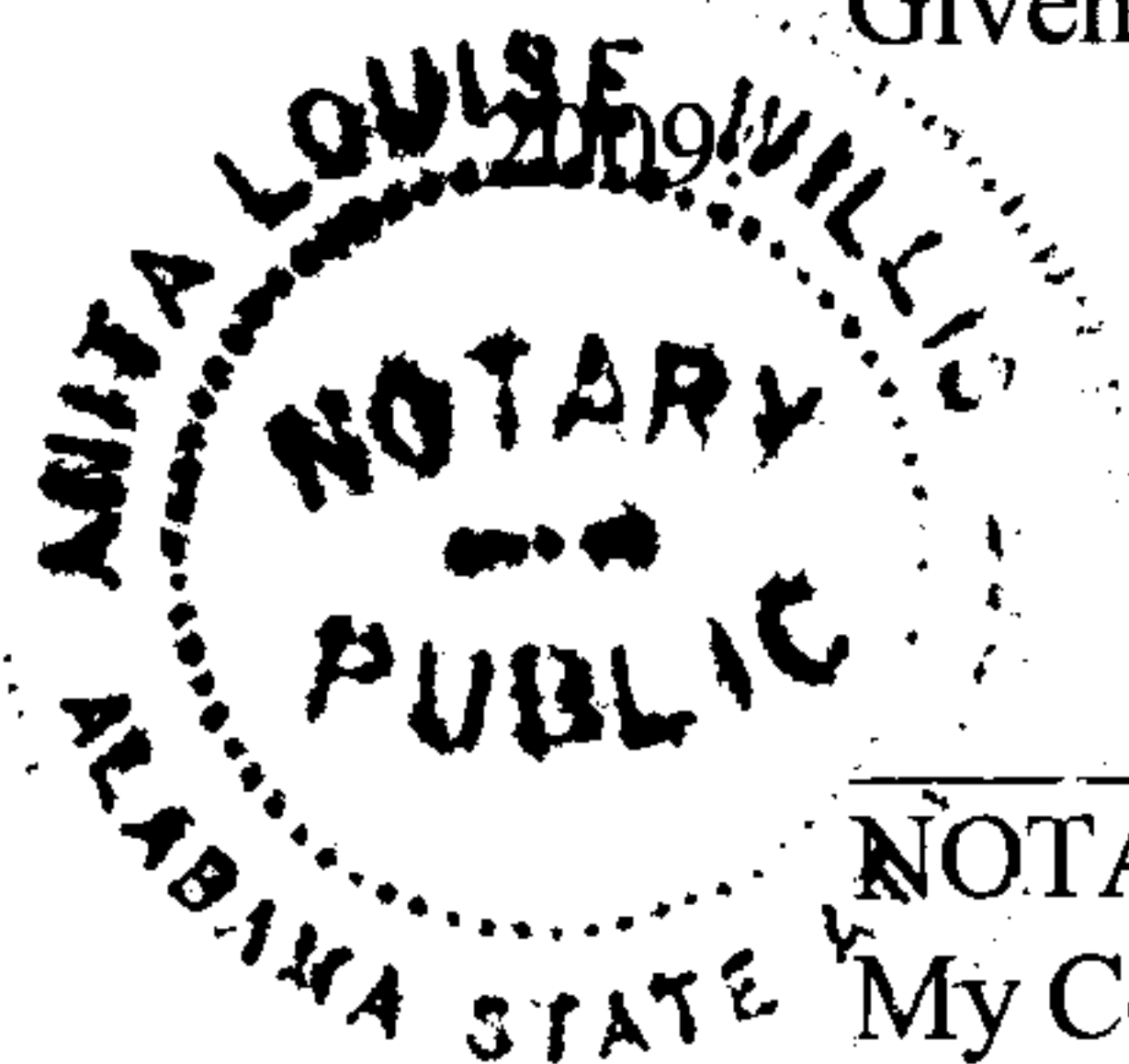
AS: Auctioneer and Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

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

Hunter Prince, whose name as attorney-in-fact and auctioneer for Casandra Hall, single individual and Mortgage Electronic Registration Systems, Inc. acting solely as nominee for SunTrust Mortgage, Inc, its successors and assigns, 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 17th day of December,



NOTARY PUBLIC

My Commission Expires:

My Commission Expires
January 13, 2013


Grantee Name / Send tax notice to:
ATTN: Kelly Madison



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SunTrust Mortgage, Inc.
P O Box 27767
Richmond, VA 23261


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