


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

MSP FILE NO.: 221.0925527AL/K
LOAN NO.: 0041997537


20100315000074430 1/3 \$195.50
Shelby Cnty Judge of Probate, AL
03/15/2010 12:13:55 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on May 25, 2007, **David L. Smith, with his wife, Allison L. Smith, 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. 20070605000261550, 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 07/29, 08/05, 08/12, 8/26 AND 10/7/2009; and

WHEREAS, on November 5, 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 Bank successors and assigns in the amount of **ONE HUNDRED SEVENTY-EIGHT THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$ 178,500.00)**; and said property was thereupon sold to Suntrust Bank; 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 SEVENTY-EIGHT THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$ 178,500.00), 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 Suntrust Bank, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

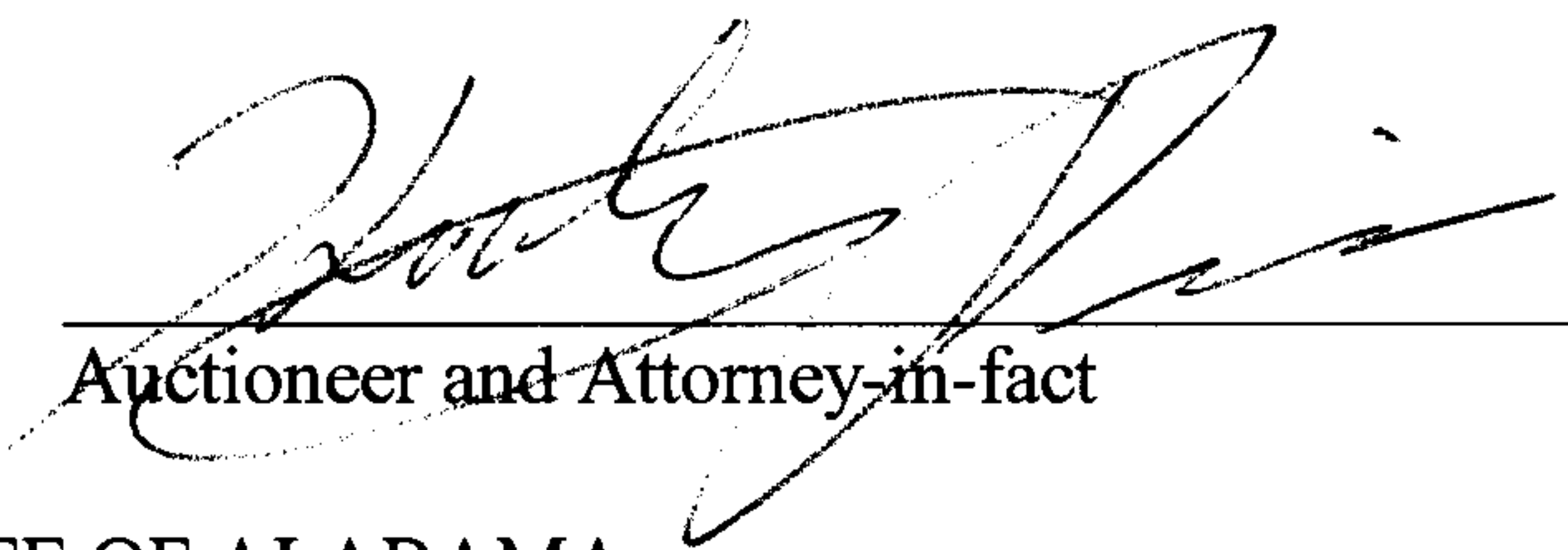
Tract 4, Block 1, according to the Survey of Denman Subdivision, an unrecorded Subdivision in Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 16, Township 19 South, Range 2 West; thence Westerly and along the North line of same for a distance of 220.00 feet; thence turn an angle of 49 degrees 38 minutes to the left in a Southwest direction for a distance of 25.02 feet; thence turn an angle of 80 degrees 46 minutes to the left in a Southeast direction for a distance of 150.00 feet; thence turn an angle of 80 degrees 46 minutes to the right in a Southwest direction for a distance of 247.63 feet; thence turn an angle of 92 degrees 24 minutes to the left in a Southwest direction for a distance of 186.40 feet; thence turn an angle of 17 degrees 40 minutes to the right in a Southeast direction for a distance of 64.00 feet; thence turn an angle of 105 degrees 35 minutes to the left in a Northeast direction for a distance of 10.38 feet to the point of beginning of the property described herein; thence continue along the last named course for a distance of 191.80 feet; thence turn an angle of 105 degrees 34 minutes to the right in a Southeast direction for a distance of 115.30 feet; thence turn an angle of 76 degrees 28 minutes to the right in a Southwest direction for a distance of 189.92 feet; thence turn an angle of 105 degrees 33 minutes to the right in a Northwest direction for a distance of 108.82 feet to the point of beginning.

SOURCE OF TITLE: Book 20040206000062940 Page

TO HAVE AND TO HOLD the above described property unto Suntrust Bank, 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, David L. Smith, with his wife, Allison L. Smith 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 5th day of November, 2009.

BY: 
AS: Auctioneer and Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 03/15/2010

State of Alabama

Deed Tax : \$178.50

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 David L. Smith, with his wife, Allison L. Smith 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.

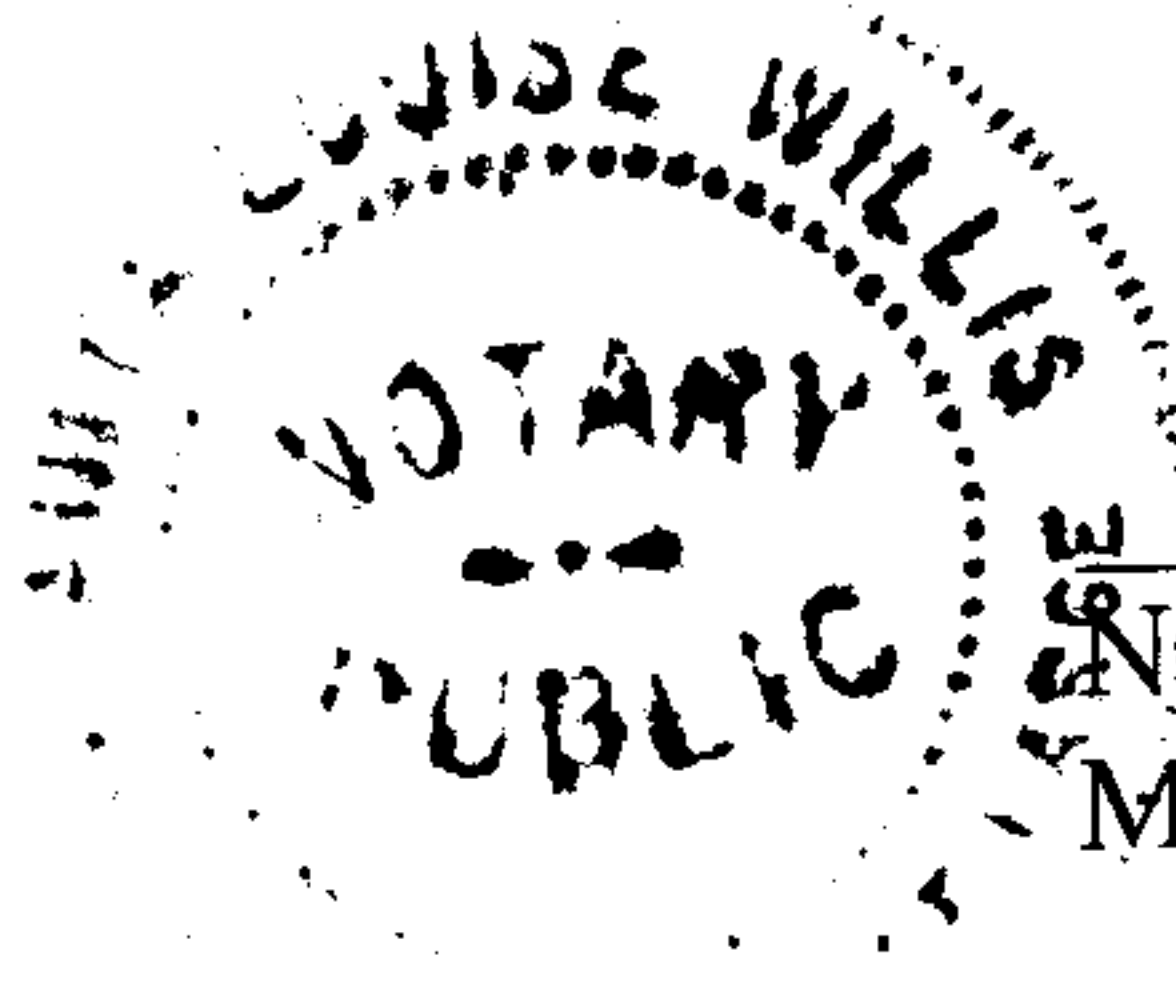


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Given under my hand and official seal this 5th day of November,
2009.



Louise Willis

NOTARY PUBLIC

My Commission Expires:

My Commission Expires
January 13, 2013



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Grantee Name / Send tax notice to:

ATTN: Mary Bates

SunTrust Mortgage, Inc.

P O Box 27767

Richmond, VA 23261