

SEND TAX NOTICE TO:
Flagstar Bank, F. S. B.
5151 Corporate Drive
Troy, MI 48098

CM #: 156105

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 24th day of April, 2009, Jamie L. Mitchell, single, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. solely as nominee for Flagstar Bank, FSB, a Federally Chartered Savings Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20090505000165910, and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Mortgage Electronic Registration Systems, Inc., solely as nominee for Flagstar Bank, F.S.B. did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 17, 2010, March 24, 2010, and March 31, 2010; and

WHEREAS, on April 16, 2010, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Mortgage Electronic



RegistrationSystems, Inc., solely as nominee for Flagstar Bank, F.S.B. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Mortgage Electronic Registration Systems, Inc., solely as nominee for Flagstar Bank, F.S.B.; and

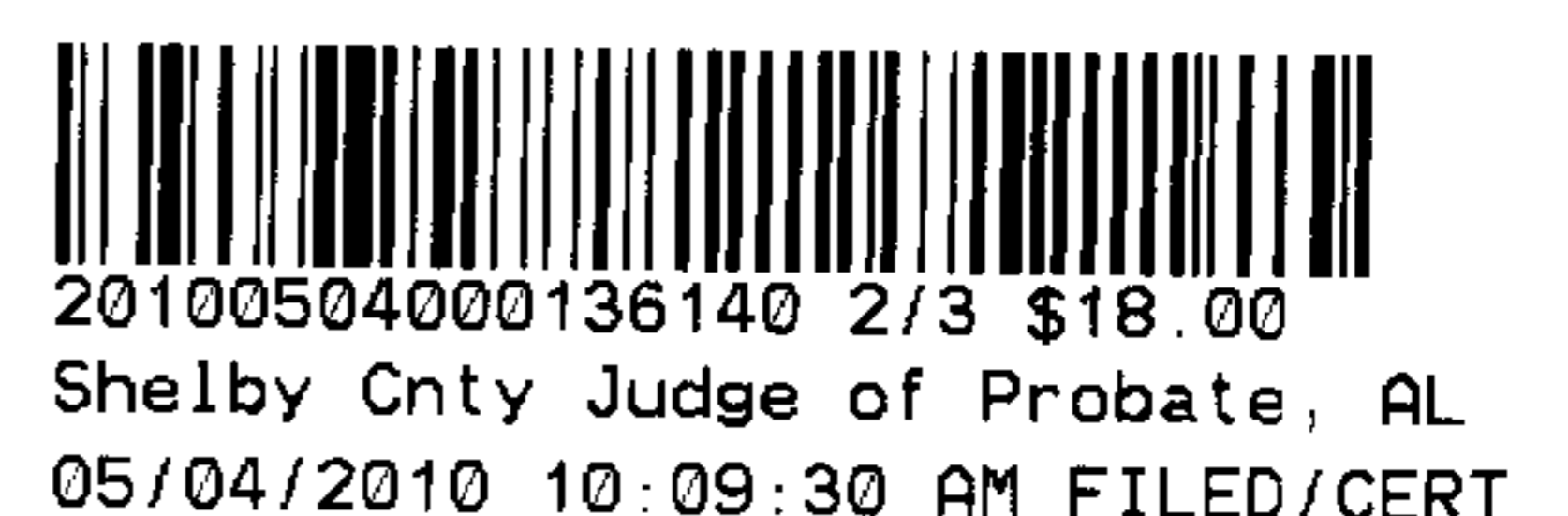
WHEREAS, Mortgage Electronic Registration Systems, Inc., solely as nominee for Flagstar Bank, F.S.B. , was the highest bidder and best bidder in the amount of Two Hundred Thirty-Four Thousand Four Hundred One And 64/100 Dollars (\$234,401.64) on the indebtedness secured by said mortgage, the said Mortgage Electronic RegistrationSystems, Inc., solely as nominee for Flagstar Bank, F.S.B., by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto Mortgage Electronic Registration Systems, Inc., solely as nominee for Flagstar Bank, F.S.B. , all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

All that parcel of land in Shelby County, State of Alabama, as more fully described in Deed Instrument# 20081014000404460, ID# 221120000003.001, being known and designated as a parcel of land located in the North half of the South half of the Southwest quarter of the Southwest quarter of Section 12, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said quarter-quarter section, thence in a northerly direction along the West line of said quarter-quarter section a distance of 329.82 feet to the point of beginning, thence continue along last described course a distance of 329.82 feet, thence 90 degrees 20 minutes 30 seconds right in an easterly direction a distance of 641.65 feet, thence 89 degrees 48 minutes 40 seconds right in a southerly direction a distance of 329.82 feet, thence 90 degrees 11 minutes 20 seconds Right in a westerly direction a distance of 640.77 feet to the point of beginning.

By fee simple deed from B. Allen Short and Debra F. Short, husband and wife as set forth in Instrument# 20081014000404460 dated 09/25/2008 and recorded 10/14/2008, Shelby County records, State of Alabama.

TO HAVE AND TO HOLD the above described property unto Mortgage Electronic Registration Systems, Inc., solely as nominee for Flagstar Bank, F.S.B. its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.



IN WITNESS WHEREOF, Mortgage Electronic Registration Systems, Inc., solely as nominee for Flagstar Bank, F.S.B., has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this April 16, 2010.

Mortgage Electronic Registration Systems, Inc.,
solely as nominee for Flagstar Bank, F.S.B.
By: Aaron Warner
Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, acting in his/her capacity as auctioneer and attorney-in-fact for Mortgage Electronic Registration Systems, Inc., solely as nominee for Flagstar Bank, F.S.B., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee acting in his/her capacity as auctioneer and Attorney-in-fact for said Mortgagee.

Given under my hand and official seal on this April 16, 2010.

Rebecca Dugan Blum
Notary Public
My Commission Expires:
MY COMMISSION EXPIRES DECEMBER 17, 2013

This instrument prepared by:
Colleen McCullough
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



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Shelby Cnty Judge of Probate, AL
05/04/2010 10:09:30 AM FILED/CERT