


PREPARED BY: JOHN RUDD  
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FILE NO.: 494.0933394AL/C

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20100511000147590 1/2 \$253.00  
Shelby Cnty Judge of Probate, AL  
05/11/2010 10:24:14 AM FILED/CERT

## MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on August 10, 2006, **John C. Elward and Angela R. Elward, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration System, Inc., acting solely as nominee for Mortgage Lenders Network USA, Inc. DBA Lenders Network, its successors and assigns, party of the second part** which said mortgage is recorded in Instrument No. 20060818000405790, 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. 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 02/24, 03/03, 03/10/2010 and 03/24/10; and

WHEREAS, on April 29, 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 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 US Bank National Association as Trustee; in the amount of **TWO HUNDRED THIRTY-SEVEN THOUSAND NINE HUNDRED FIFTEEN AND 00/100 DOLLARS (\$ 237,915.00)**;; and said property was thereupon sold to US Bank National Association as Trustee; and

WHEREAS, Fran Clark 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 TWO HUNDRED THIRTY-SEVEN THOUSAND NINE HUNDRED FIFTEEN AND 00/100 DOLLARS (\$ 237,915.00), 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 US Bank National Association as Trustee, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:





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Land referred to in this commitment is described as all that certain property situated in City of Sterrett in the County of Shelby, and State of AL and being described in a deed dated 05/30/2000 and recorded 06/05/2000 in Book 200 Page 18292 among the land records of the county and state set forth above, and referenced as follows:

Lot 411, according to the survey of Forest Parks, 4th Sector, 1st Phase, as recorded in Map Book 23, Page 99, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Parcel No. 09-5-21-0-000-001.140

SOURCE OF TITLE: Book 2000 Page 18292

TO HAVE AND TO HOLD the above described property unto US Bank National Association as Trustee, 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, John C. Elward and Angela R. Elward and Mortgage Electronic Registration Systems, Inc. have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 29th day of April, 2010.

BY:

AS: Auctioneer and Attorney-in-fact

Shelby County, AL 05/11/2010

STATE OF ALABAMA  
COUNTY OF SHELBY

State of Alabama  
Deed Tax : \$238.00

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Fran Clark, whose name as attorney-in-fact and auctioneer for John C. Elward and Angela R. Elward and Mortgage Electronic Registration Systems, 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 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 29th day of April, 2010.

NOTARY PUBLIC

My Commission Expires:

**MY COMMISSION EXPIRES 07-27-2011**

Grantee Name / Send tax notice to:

ATTN:

America's Servicing Company

PO Box 1217

Charlotte, NC 282011217