



20100623000198300 1/2 \$16.00

Shelby Cnty Judge of Probate, AL

06/23/2010 10:32:34 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on October 19, 2005, **John D. Crompton and Donna Crompton, husband and wife, Party of the First Part**, executed a certain mortgage to **Suntrust Mortgage, Inc., party of the second part** which said mortgage is recorded in Instrument No. 20051104000575530, as modified by that certain Modification Agreement dated , and recorded in Instrument No. 20060208000064630, 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 Suntrust Mortgage, 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 05/19, 05/26, 06/02/2010; and

WHEREAS, on June 17, 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 Suntrust Mortgage, Inc. in the amount of **EIGHT HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$ 850,000.00)**;; and said property was thereupon sold to Suntrust Mortgage, Inc.; 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 **EIGHT HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$ 850,000.00)**, 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 Mortgage, Inc., and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 2, ACCORDING TO THE AMENDED MAP OF GREYSTONE, FIRST SECTOR, PHASE VII, AS RECORDED IN MAP BOOK 17, PAGE 53, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO US THE PRIVATE ROADWAYS, COMMON AREAS, HUGH DANIEL DRIVE ALL AS MORE PARTICULARLY DESCRIBED IN THE GREYSTONE RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS DATED NOVEMBER 6, 1990 AND RECORD IN REAL 317, PAGE 260 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

SOURCE OF TITLE: Instrument No. 20051104000575520

TO HAVE AND TO HOLD the above described property unto Suntrust Mortgage, Inc., 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 D. Crompton and Donna Crompton, husband and wife and Suntrust Mortgage, Inc. have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 17th day of June, 2010.

BY:

AS: Auctioneer and Attorney-in-fact

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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 D. Crompton and Donna Crompton, husband and wife and Suntrust Mortgage, 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 17th day of June, 2010.

NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES 07-27-2011

Grantee Name / Send tax notice to:

ATTN: Jessica Boone

SunTrust Mortgage, Inc.

P O Box 27767

Richmond, VA 23261