

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

FILE NO.: 221.0931197AL/C



20100623000198320 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/23/2010 10:32:36 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on August 23, 2007, **Ricky Busby and Connie Busby, husband and wife, 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, party of the second part** which said mortgage is recorded in Instrument No. 20070829000406630, in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to Suntrust Mortgage Inc; Book * , Page and * Inst # 20100623 000198310

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 **TWO HUNDRED EIGHTY-ONE THOUSAND FIVE HUNDRED NINETY-FOUR AND 00/100 DOLLARS (\$ 281,594.00)**;, 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 TWO HUNDRED EIGHTY-ONE THOUSAND FIVE HUNDRED NINETY-FOUR AND 00/100 DOLLARS (\$ 281,594.00), 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 75, IN SADDLE LAKE FARMS CONDOMINIUM, A CONDOMINIUM LOCATED IN SHELBY COUNTY, ALABAMA, AS ESTABLISHED BY DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT 1995-17533 AND ARTICLES OF INCORPORATION OF SADDLE LAKE FARMS ASSOCIATION, INC., AS RECORDED IN INSTRUMENT 1995-17530, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SADDLE LAKE FARMS CONDOMINIUM, SAID UNIT BEING MORE PARTICULARLY DESCRIBED IN THE FLOOR PLANS AND ARCHITECTURAL DRAWINGS OF SADDLE LAKE FARMS CONDOMINIUM, AS RECORDED IN MAP BOOK 20, PAGE 20 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


SOURCE OF TITLE: Instrument No. 20070829000406620

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, Ricky Busby and Connie Busby, 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.

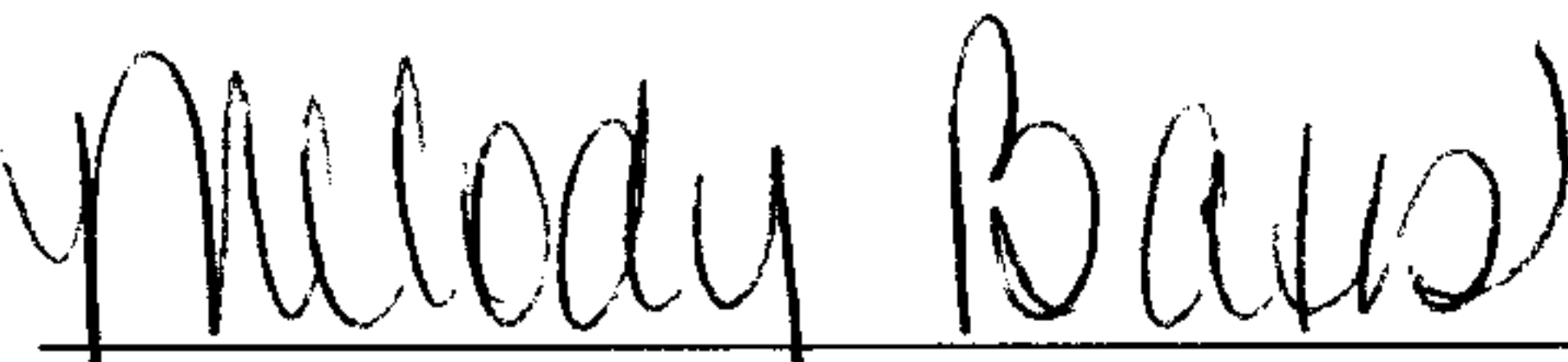
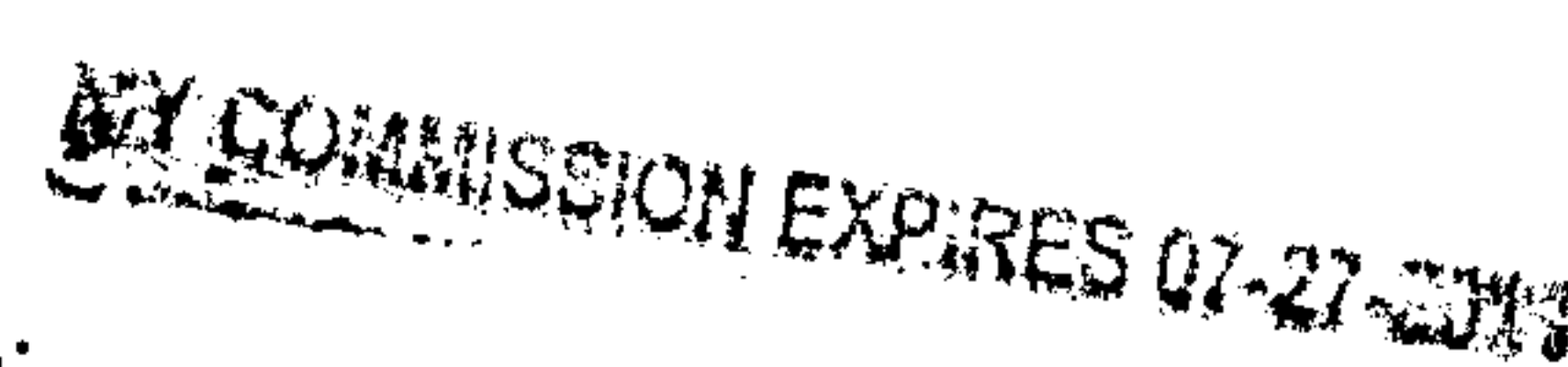
BY: 
AS: Auctioneer and Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY


20100623000198320 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/23/2010 10:32:36 AM FILED/CERT

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 Ricky Busby and Connie Busby, 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: 

Grantee Name / Send tax notice to:
ATTN: Quinton Twine
SunTrust Mortgage, Inc.
P O Box 27767
Richmond, VA 23261