

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF Shelby)

Loan # 1041021
MAP#10-0002

KNOW ALL MEN BY THESE PRESENTS: That, Leigh Mattox, a single woman did, on to-wit: the 20th day of May, 2005 execute a mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for Castle Mortgage Corporation, which mortgage is recorded in Instrument Number 20050610000285860 ; said mortgage transferred and assigned to Coastal States Mortgage Corporation in Instrument Number 20100414000113180 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Coastal States Mortgage Corporation did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof, by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May5, May 12 and May 19, 2010; and

WHEREAS, on the 27th day of May, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Coastal States Mortgage Corporation did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter, described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Coastal States Mortgage Corporation in the amount of **Two Hundred Thirty Three Thousand Two Hundred Ninety Seven and 31/100ths Dollars (\$233,292.31)**, which sum the said Coastal States Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Coastal States Mortgage Corporation; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW THEREFORE, in consideration of the premises and of **Two Hundred Thirty Three Thousand Two Hundred Ninety Seven and 31/100ths Dollars (\$233,292.31)**, cash, the said Leigh Mattox, a single woman, acting by and through the said Coastal States Mortgage Corporation by William R. Justice , as auctioneer and the person conducting the said sale for the Mortgagee or Transferee or Mortgagee, and the said Coastal States Mortgage Corporation, by William R. Justice , as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and William R. Justice , as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Coastal States Mortgage Corporation the following described real estate situated in Shelby County, Alabama to wit:

Lot 21, according to the Amended Map of Sixth Addition to Riverchase Country Club, as recorded in Map Book 7, Page 93, in the Probate Office of Shelby County, Alabama.

Property being sold "AS IS". Property is subject to any title deficiencies. No representation is made as to the title to the subject property.

TO HAVE AND TO HOLD THE above described property unto Coastal States Mortgage Corporation forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Coastal States Mortgage Corporation, has caused this instrument to be executed by William R. Justice , as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said William R. Justice , has executed this instrument in his capacity as such auctioneer on this the 27th day of May, 2010.



20100721000232950 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
07/21/2010 02:29:41 PM FILED/CERT

Leigh Mattox, a single woman Mortgagor(s)
By: Coastal States Mortgage Corporation
Mortgagee or Transferee of Mortgagee

By: William R. Justice
William R. Justice, as Auctioneer and the
person conducting said sale for the Mortgagee
or Transferee of Mortgagee

Coastal States Mortgage Corporation
Mortgagee or Transferee of Mortgagee

By: William R. Justice
William R. Justice, as Auctioneer and the
person conducting said sale for the Mortgagee
or Transferee of the Mortgagee

By: William R. Justice
William R. Justice, as Auctioneer and the
person conducting sale for the Mortgagee or
Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that William R. Justice, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 the conveyance, he/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my name and official seal this the 27th day of May, 2010.


Colleen Fulmer
NOTARY PUBLIC

COMMISSION EXPIRES: 10-6-12

GRANTEE'S ADDRESS:
600 Corporate Drive Suite 620
Fort Lauderdale, Florida 33334

Instrument prepared by:
MARK A. PICKENS, P.C.
Post Office Box 59372
Birmingham, Alabama 35259




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