

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

CM #: 65535

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 23rd day of December, 2005, Lisa L. Anderson, unmarried, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Apex Financial Group, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20051229000670310, modified by Modification Agreement in Instrument No. 20080618000248860, said mortgage having subsequently been transferred and assigned to Flagstar Bank, F.S.B., by instrument recorded in Instrument Number 20100618000194640, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee 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 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 June 23, 2010, June 30, 2010, and July 7, 2010; and

WHEREAS, on July 13, 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 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 Nelson as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Flagstar Bank, F.S.B. ; and

WHEREAS, Flagstar Bank, F.S.B., was the highest bidder and best bidder in the amount of One Hundred Forty-Six Thousand Nine Hundred Twenty And 90/100 Dollars (\$146,920.90) on the indebtedness secured by said mortgage, the said Flagstar Bank, F.S.B., by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto 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:

Lot 41, according to a resurvey of Carrington Sector II, as recorded in Map Book 26, Page 141, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto 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, Flagstar Bank, F.S.B., has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Nelson as member of AMN Consulting, LLC, as



20100722000234150 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/22/2010 03:25:58 PM FILED/CERT

said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this July 13, 2010.

Flagstar Bank, F.S.B.
By: AMN Consulting, LLC
Its: Auctioneer and Attorney-in-Fact

By: Aaron Nelson
Aaron Nelson, Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Consulting, LLC acting in its capacity as auctioneer and attorney-in-fact 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, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this July 13, 2010.

Kathleen L. Bishop
Notary Public MY COMMISSION EXPIRES FEBRUARY 11, 2012
My Commission Expires: _____

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


20100722000234150 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/22/2010 03:25:58 PM FILED/CERT