


MORTGAGE FORECLOSURE DEED


20100914000300230 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
09/14/2010 02:39:51 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

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Amy Sandusky

KNOW ALL MEN BY THESE PRESENTS: That Amy Sandusky, an unmarried woman did, on to-wit, the January 12, 1999, execute a mortgage to Mortgageamerica, Inc., which mortgage is recorded in Instrument # 1999-02654; said mortgage was transferred and assigned to Standard Mortgage Corporation as recorded in Instrument # 1999-26488 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 Standard 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 The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 28, August 4, 11, September 25, 2010; and

WHEREAS, on the September 9, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice, at 1:05 o'clock a.m.~~p.m.~~ between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Standard 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 Standard Mortgage Corporation, in the amount of One Hundred Fifty-Four Thousand Four Hundred Nineteen Dollars and Sixty-Three Cents (\$154,419.63), which sum the said Standard Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Standard Mortgage Corporation; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if 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 One Hundred Fifty-Four Thousand Four Hundred Nineteen Dollars and Sixty-Three Cents (\$154,419.63), cash, the said Amy Sandusky, an unmarried woman, acting by and through the said Standard Mortgage Corporation, by Jimmie Raye Newman, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Standard Mortgage Corporation, by Jimmie Raye Newman, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Jimmie Raye Newman, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Standard Mortgage Corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 80, according to the Survey of 11th Sector, Meadow Brook, as recorded in Map Book 9, Page 6 A & B, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Standard 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 Standard Mortgage Corporation, has caused this instrument to be executed by Jimmie Raye Newman, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Jimmie Raye Newman, has executed this instrument in his capacity as such auctioneer on this the September 9, 2010.

Amy Sandusky, an unmarried woman
Mortgagors

Standard Mortgage Corporation
Mortgagee or Transferee of Mortgagee

By Jimmie Raye Newman
Jimmie Raye Newman, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Jimmie Raye Newman, 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, in his 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 hand and official seal this September 9, 2010.

Dorothy M. Veitch

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/28/14

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO & PICKETT, L.L.P.
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
10-000631

GRANTEE'S ADDRESS
Standard Mortgage Corporation
701 Poydras St
Suite 300 Plaza
New Orleans, Louisiana 70139



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Dorothy M. Veitch
Notary Public
State of Alabama
Alabama State at Large