


PREPARED BY: JAMES TARLTON  
**JOHNSON & FREEDMAN, LLC**  
1587 Northeast Expressway  
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**FILE NO.: 221.0929472AL/K**

  
20101013000340700 1/2 \$149.50  
Shelby Cnty Judge of Probate, AL  
10/13/2010 02:32:18 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

## **MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on August 12, 2005, **Kenneth N. Shorter and spouse, Sharon O. Shorter, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Coats & Co. Inc., its successors and assigns, party of the second part** which said mortgage is recorded in Instrument No. 20050824000437060, 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.; 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 09/08, 09/15, 09/22/2010  
; and

WHEREAS, on September 30, 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 U.S. Bank National Association as trustee for GSAA 2006-1 in the amount of **ONE HUNDRED THIRTY-THREE THOUSAND FOUR HUNDRED SEVEN AND 47/100 DOLLARS (\$ 133,407.47)**;, and said property was thereupon sold to U.S. Bank National Association as trustee for GSAA 2006-1; 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 **ONE HUNDRED THIRTY-THREE THOUSAND FOUR HUNDRED SEVEN AND 47/100 DOLLARS (\$ 133,407.47)**, 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 U.S. Bank National Association as trustee for GSAA 2006-1, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 510 ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS SECTOR 4  
PHASE 1 AS RECORDED IN MAP BOOK 34, PAGE 73 IN THE PROBATE OFFICE OF  
SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: Instr# 20050824000437050

TO HAVE AND TO HOLD the above described property unto U.S. Bank National  
Association as trustee for GSAA 2006-1, 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, Kenneth N. Shorter and spouse, Sharon O. Shorter and  
SunTrust Mortgage, Inc. have set their hands and seals by their said attorney-in-fact and auctioneer  
at said sale on the 30th day of September, 2010.

BY:

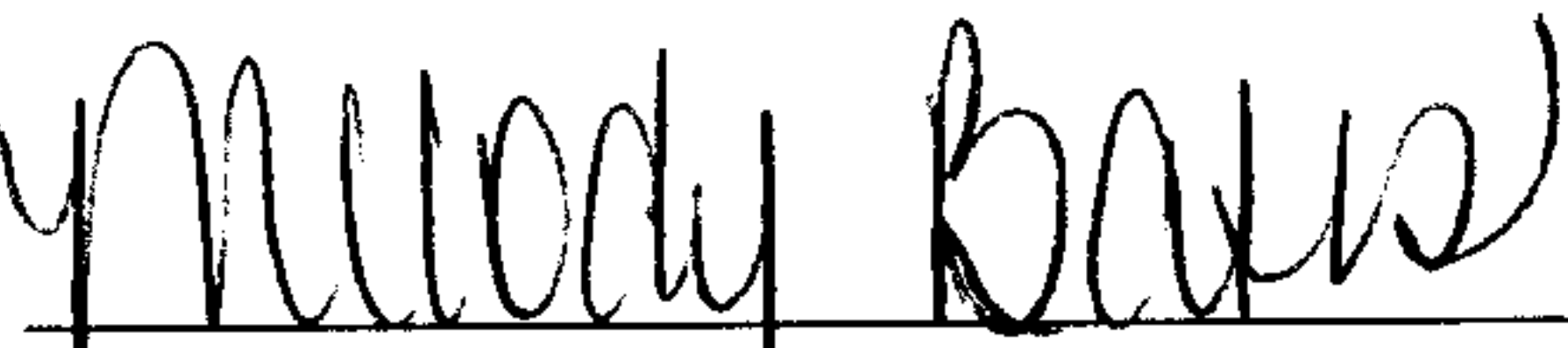
AS: Auctioneer and Attorney-in-fact

STATE OF ALABAMA  
COUNTY OF SHELBY

Deed Tax : \$133.50

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 Kenneth N. Shorter and  
spouse, Sharon O. Shorter 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 30th day of September, 2010.



NOTARY PUBLIC

My Commission Expires: **MY COMMISSION EXPIRES 07-27-2011**

Grantee Name / Send tax notice to:

ATTN: Tonya Sykes Spurlock

SunTrust Mortgage, Inc.

P O Box 27767

Richmond, VA 23261



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