


SEND TAX NOTICE TO:
Fifth Third Bank
38 Fountain Square Plaza
Mail Drop 109082-3172
Cincinnati, OH 45263


20101019000349000 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/19/2010 01:01:19 PM FILED/CERT

CM #: 180850

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 3rd day of November, 2000, Patsy G. Platt, unmarried, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. solely as nominee for Old Kent Mortgage Company, a Michigan Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 2001-03960, said mortgage having subsequently been transferred and assigned to Fifth Third Mortgage Co., by instrument recorded in Instrument Number 20100831000281190, 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 Fifth Third Mortgage Co. 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 September 15, 2010, September 22, 2010, and September 29, 2010; and

WHEREAS, on October 5, 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 Fifth Third Mortgage Co. 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 Fifth Third Mortgage Co.; and

WHEREAS, Fifth Third Mortgage Co., was the highest bidder and best bidder in the amount of One Hundred Eighty-Two Thousand Five Hundred Fifty-Two And 76/100 Dollars (\$182,552.76) on the indebtedness secured by said mortgage, the said Fifth Third Mortgage Co., 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 Fifth Third Mortgage Co., all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 422A, Resurvey of Lots 406 through 422, according to the Amended Map of Old Cahaba, Lakewood Sector, as recorded in Map Book 26, page 43, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Fifth Third Mortgage Co. 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, Fifth Third Mortgage Co., 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,

