

STATE OF ALABAMA  
COUNTY OF SHELBY

## **MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on May 23, 2006, **Charles D. Cook, a married man and Angela G. Cook, his wife, Party of the First Part**, executed a certain mortgage to **Merchants & Farmers Bank, party of the second part** which said mortgage is recorded in Instrument No. 20060605000263540, in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to Mortgage Electronic Registration Systems, Inc.; Instrument NO. 20060605000263550 and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Mortgage Electronic Registration Systems, 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 09/15, 09/22, 09/29/2010; and

WHEREAS, on October 7, 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 SunTrust Mortgage, Inc;. in the amount of **FORTY-EIGHT THOUSAND SEVEN HUNDRED NINETY AND 00/100 DOLLARS (\$ 48,790.00);**, and said property was thereupon sold to SunTrust Mortgage, Inc; 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 FORTY-EIGHT THOUSAND SEVEN HUNDRED NINETY AND 00/100 DOLLARS (\$ 48,790.00), 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 SunTrust Mortgage, Inc, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:




A LOT OR TRACT OF LAND SITUATED IN THE TOWN OF COLUMBIANA, ALABAMA, DESCRIBED AS FOLLOWS: BEGIN AT THE NE CORNER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE RUN WESTERLY ALONG THE NORTH LINE THEREOF FOR 420.57 FEET TO THE EASTERLY R/W OF MAIN STREET IN COLUMBIANA, ALABAMA; THENCE 89 DEGREES 35 MINUTES LEFT RUN SOUTHERLY ALONG SAID R/W FOR 140.00 FEET; THENCE 90 DEGREES 19 MINUTES 24 SECONDS LEFT RUN EASTERLY FOR 421.99 FEET TO AN IRON PIN; THENCE 78 DEGREES 15 MINUTES 00 SECONDS LEFT RUN NORTHEASTERLY FOR 143.00 FEET; THENCE 101 DEGREES 50 MINUTES 37 SECONDS LEFT RUN WESTERLY FOR 30.00 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA. ACCORDING TO THE SURVEY OF THOMAS E. SIMMONS, DATED SEPTEMBER 23, 2005.

SOURCE OF TITLE: Instrument No. 20050929000508980

TO HAVE AND TO HOLD the above described property unto SunTrust Mortgage, Inc, 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, Charles D. Cook, a married man and Angela G. Cook, his wife and Mortgage Electronic Registration Systems, Inc. have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 7th day of October, 2010.

BY:   
AS: Auctioneer and Attorney-in-fact

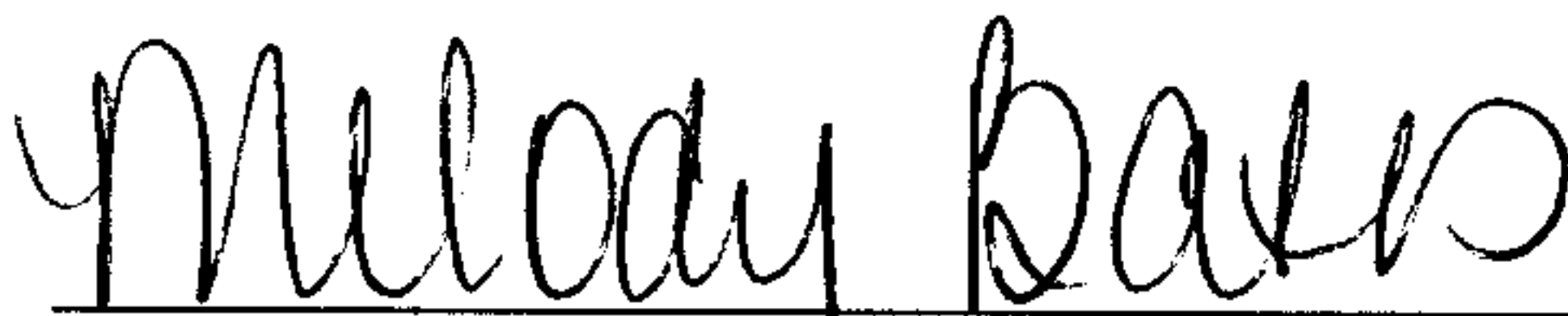
Shelby County, AL 10/25/2010

STATE OF ALABAMA  
COUNTY OF SHELBY

State of Alabama  
Deed Tax : \$49.00

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 Charles D. Cook, a married man and Angela G. Cook, his wife and Mortgage Electronic Registration Systems, 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 7th day of October, 2010.



NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES 07-27-2011

Grantee Name / Send tax notice to:

ATTN: Shannon Wade  
SunTrust Mortgage, Inc.  
P O Box 27767  
Richmond, VA 23261



20101025000356240 2/2 \$65.00  
Shelby Cnty Judge of Probate, AL  
10/25/2010 01:37:29 PM FILED/CERT