


PREPARED BY:  
SCOTT V LOFRANCO  
**MCCALLA RAYMER, LLC**  
105 Tallapoosa Street, Suite 109  
Montgomery, Alabama 36104  
(877) 508-0741  
FILE NO.: 5018.1017974AL

  
20101025000356290 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
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PLEASE CROSS REFERENCE TO INSTRUMENT NO. 20070813000379580  
STATE OF ALABAMA  
COUNTY OF SHELBY

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, July 19, 2007, **Richard A. Doucette and Mary L. Doucette, husband and wife, for and during their joint lives and upon the death of either of them, then to the survivor of them, Mortgagors**, did execute a certain mortgage to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CAPITAL ONE HOME LOANS, LLC**, which said mortgage is recorded in Instrument No. 20070813000379580, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, PENNYMAC CORP, transferred\* and assigned said mortgage and the debt thereby secured to DLJ MORTGAGE CAPITAL, INC., as transferee, said transfer is recorded in Instrument No. , aforesaid records, and DLJ MORTGAGE CAPITAL, INC., as transferee is now the holder and owner of said mortgage and debt; and \* Inst # 20101025000356280

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said DLJ MORTGAGE CAPITAL, INC. as transferee, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 9/22, 9/29 AND 10/6/2010; and

WHEREAS, on October 14, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice at 2:00 o'clock am/pm, between the legal hours of sale, said foreclosure was duly and properly conducted and DLJ MORTGAGE CAPITAL, INC. did offer for sale and sell a public outcry, in front of the main entrance 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 DLJ MORTGAGE CAPITAL, INC. in the amount of **ONE HUNDRED FORTY-FOUR THOUSAND NINETY-TWO AND 56/100 DOLLARS (\$144,092.56)** which sum the said DLJ MORTGAGE CAPITAL, INC. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said DLJ MORTGAGE CAPITAL, INC.; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of ONE HUNDRED FORTY-FOUR THOUSAND NINETY-TWO AND 56/100 DOLLARS (\$144,092.56), cash, on the indebtedness secured by said mortgage, the said Richard A. Doucette and Mary L. Doucette, husband and wife, for and during their joint lives and upon the death of either of them, then to the survivor of them, acting by and through the said DLJ MORTGAGE CAPITAL, INC. as transferee, by Fran Clark as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell



and convey unto DLJ MORTGAGE CAPITAL, INC., and its successors and assigns, as transferee, the following described real property, situated in Shelby County, Alabama, to-wit:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, TO-WIT:

LOT 6 & WEST 7 FEET OF LOT 7, IN BLOCK 5 ACCORDING TO THE SURVEY OF GREEN VALLEY 2ND SECTOR AS RECORDED IN MAP BOOK 6, PAGE 21, SHELBY COUNTY, ALABAMA RECORDS.

TAX ID #: 23-6-23-1-001-043.000

BY FEE SIMPLE DEED FROM FIRST HOME GROUP, LLC AS SET FORTH IN INSTRUMENT NO. 2001-02050 AND RECORDED IN 1/19/2001, SHELBY COUNTY RECORDS.

TO HAVE AND TO HOLD the above described property unto DLJ MORTGAGE CAPITAL, 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 any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, the said Richard A. Doucette and Mary L. Doucette, husband and wife, for and during their joint lives and upon the death of either of them, then to the survivor of them, Mortgagor(s) by the said DLJ MORTGAGE CAPITAL, INC. have caused this instrument to be executed by Fran Clark as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Fran Clark has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 14th day of October, 2010

Richard A. Doucette and Mary L. Doucette, husband and wife, for and during their joint lives and upon the death of either of them, then to the survivor of them, Mortgagor(s)

DLJ MORTGAGE CAPITAL, INC., Mortgagee or Transferee of Mortgagee

By: Fran Clark as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

DLJ MORTGAGE CAPITAL, INC., Mortgagee or Transferee of Mortgagee

By: Fran Clark as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By: Fran Clark



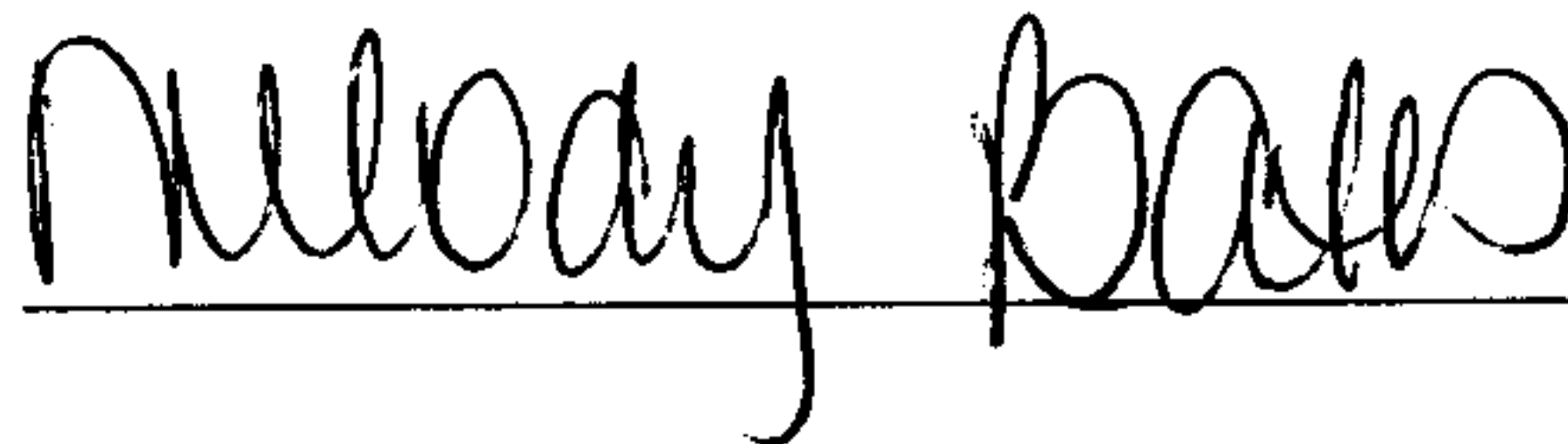
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\_\_\_\_\_ as Auctioneer and the  
person conducting said sale for the Mortgagee or  
Transferee of Mortgagee

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Fran Clark, whose name as Auctioneer and the person conducting said sale for 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 the same date.

Given under my hand and official seal this 14th day of October, 2010.



NOTARY PUBLIC

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

Grantee Name / Send tax notice to:

ATTN:

Select Portfolio Servicing/FNFS

Import Invoices through NewInvoice



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