


MORTGAGE FORECLOSURE DEED


20101029000362290 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
10/29/2010 09:55:04 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

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)

Wes Melton a/k/a James Melton

KNOW ALL MEN BY THESE PRESENTS: That West Melton and Rhonda Melton, husband and wife Wes Melton and James Melton are one and the same person did, on to-wit, the May 26, 2004, execute a mortgage to Wilmington Finance, a division of AIG Federal Savings Bank, which mortgage is recorded in Instrument # 20040603000297650; said mortgage was transferred and assigned to MorEquity, Inc. as recorded Instrument #20050331000148060 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 MorEquity, Inc. 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 September 22, 29, October 6, 13, 2010; and

WHEREAS, on the October 20, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:35 o'clock p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and MorEquity, Inc. 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 MorEquity, Inc., in the amount of Two Hundred Thirty Thousand Six Hundred Eighty-Seven Dollars and Seventy-Five Cents (\$230,687.75), which sum the said MorEquity, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said MorEquity, Inc.; 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 Two Hundred Thirty Thousand Six Hundred Eighty-Seven Dollars and Seventy-Five Cents (\$230,687.75), cash, the said West Melton and Rhonda Melton, husband and wife Wes Melton and James Melton are one and the same person, acting by and through the said MorEquity, Inc., by JENNIFER WEAVER, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said MorEquity, Inc., by JENNIFER WEAVER, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JENNIFER WEAVER, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto MorEquity, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:


Lot 89, according to the Survey of Homestead Second Sector, as recorded in Map Book 6, Page 74, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto MorEquity, Inc., 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 MorEquity, Inc., has caused this instrument to be executed by JENNIFER WEAVER, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said JENNIFER WEAVER, has executed this instrument in his capacity as such auctioneer on this the October 20, 2010.

West Melton and Rhonda Melton, husband and wife
Wes Melton and James Melton are one and the same person
Mortgagors

MorEquity, Inc.
Mortgagee or Transferee of Mortgagee


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By Jennifer M. Weaver
JENNIFER WEAVER, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

MorEquity, Inc.
Mortgagee or Transferee of Mortgagee

By Jennifer M. Weaver
JENNIFER WEAVER, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By Jennifer M. Weaver
JENNIFER WEAVER, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that JENNIFER WEAVER, 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 October 20, 2010.

Dorothy M. Velich
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-28-14

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO AND PICKETT, LLC
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
10-000732

GRANTEE'S ADDRESS
MorEquity Inc.
600 NW 2nd Street
Evansville, Indiana 47708-1013



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