

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

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Daniel R. Fawks, Sr.

KNOW ALL MEN BY THESE PRESENTS: That Daniel R. Fawks, Sr. and Michelle R. Fawks, Husband and Wife did, on to-wit, the June 15, 2005, execute a mortgage to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Wilmington Finance, a division of AIG Federal Savings Bank, which mortgage is recorded in Instrument# 20050628000319380; said mortgage was transferred and assigned to MorEquity, Inc. as recorded in Instrument #20100909000293870 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 November 17, 24, December 1, 2010; and

WHEREAS, on the December 14, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice, at **2:06 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 One Hundred Ninety-Five Thousand Two Hundred Ninety Dollars and Fifty-Six Cents (\$195,290.56), 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 One Hundred Ninety-Five Thousand Two Hundred Ninety Dollars and Fifty-Six Cents (\$195,290.56), cash, the said Daniel R. Fawks, Sr. and Michelle R. Fawks, Husband and Wife, acting by and through the said MorEquity, Inc., by Jimmie Raye Newman, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said MorEquity, Inc., by Jimmie Raye Newman, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Jimmie Raye Newman, 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 715, according to the survey of Waterford Cove, Sector 3, as recorded in Map Book 31, Page 146, in the Probate Office in the 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.

  
20101229000437970 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
12/29/2010 11:59:19 AM FILED/CERT




IN WITNESS WHEREOF, the said MorEquity, Inc., has caused this instrument to be executed by Jimmie Raye Newman, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Jimmie Raye Newman, has executed this instrument in his capacity as such auctioneer on this the December 14, 2010.

Daniel R. Fawks, Sr. and Michelle R. Fawks, Husband and Wife  
Mortgagors

MorEquity, Inc.  
Mortgagee or Transferee of Mortgagee

By *Jimmie Raye Newman*  
Jimmie Raye Newman, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

  
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MorEquity, Inc.  
Mortgagee or Transferee of Mortgagee

By *Jimmie Raye Newman*  
Jimmie Raye Newman, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By *Jimmie Raye Newman*  
Jimmie Raye Newman, 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 Jimmie Raye Newman, 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 December 14, 2010.

*Dorothy M. Veitch*  
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  
10-000733

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



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