

PREPARED BY:
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(877) 508-0741
File No. 1007987al

FILE NO.: 5110.1007987AL/K

Please cross reference to Instrument No. 20071024000493040

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, October 16, 2007, **Robert P. Sedlak and Danyelle M. Sedlak, husband and wife, Mortgagors**, did execute a certain mortgage to **NEW SOUTH FEDERAL SAVINGS BANK**, which said mortgage is recorded in Instrument No. 20071024000493040, in the Office of the Judge of Probate of Shelby County, Alabama ; and

WHEREAS, the said Property Acceptance Corp. transferred and assigned said mortgage and the debt thereby secured to LPP MORTGAGE LTD, as transferee, said transfer is recorded in Instrument No. 20100528000169800, aforesaid records, and LPP MORTGAGE LTD, as transferee is now the holder and owner of said mortgage and debt; and


WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said LPP MORTGAGE LTD 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 9/15, 9/22 and 9/29/2010; and

WHEREAS, on October 7, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice at 2:15 o'clock pm, between the legal hours of sale, said foreclosure was duly and properly conducted and LPP MORTGAGE LTD 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 LPP MORTGAGE LTD in the amount of **ONE HUNDRED TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$125,000.00)** which sum the said LPP MORTGAGE LTD offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said LPP MORTGAGE LTD; 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 TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$125,000.00), cash, on the indebtedness secured by said mortgage, the said Robert P. Sedlak and Danyelle M. Sedlak, husband and wife, acting by and through the said LPP MORTGAGE LTD 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 LPP MORTGAGE LTD, and its successors and assigns, as transferee, the following described real property, situated in Shelby County, Alabama, to-wit:


20110221000058480 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
02/21/2011 11:43:08 AM FILED/CERT

LOT 726A1, ACCORDING TO THE RESURVEY OF A RESURVEY OF LOTS 726 AND 727 OF GREYSTONE LEGACY, 7TH SECTOR AS RECORDED IN MAP BOOK 38, PAGE 133 IN THE OFFICE OF THE JUDGE PROBATE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property unto LPP MORTGAGE LTD, 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 Robert P. Sedlak and Danyelle M. Sedlak, husband and wife, Mortgagor(s) by the said LPP MORTGAGE LTD 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 7th day of October, 2010.

Robert P. Sedlak and Danyelle M. Sedlak,
husband and wife, Mortgagor(s)

LPP MORTGAGE LTD, Mortgagee or
Transferee of Mortgagee

By: Fran Clark

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

LPP MORTGAGE LTD, Mortgagee or
Transferee of Mortgagee

By: Fran Clark

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

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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 7th day of October, 2010.



NOTARY PUBLIC

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


Grantee Name / Send tax notice to:

ATTN:

Cenlar

P.O. Box 77409

Ewing, NJ 08628



20110221000058480 3/3 \$20.00
Shelby Cnty Judge of Probate, AL
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