

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

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)

Phillip J. Cain

KNOW ALL MEN BY THESE PRESENTS: That Phillip J. Cain and Dorothy L. Cain, Husband and Wife did, on to-wit, the December 8, 1998, execute a mortgage to MortgageAmerica, Inc., which mortgage is recorded in Instrument# 1998-51054; said mortgage was subsequently transferred and assigned to Standard Mortgage Corporation Instrument #1999-26553 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 Standard Mortgage Corporation 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 April 20, 27, May 4, 2011; and

WHEREAS, on the May 17, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:24 o'clock a.m./p.m. between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Standard Mortgage Corporation 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 Standard Mortgage Corporation, in the amount of Seventy-Six Thousand Five Hundred Thirty-One Dollars and Forty Cents (\$76,531.40), which sum the said Standard Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Standard Mortgage Corporation; 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 Seventy-Six Thousand Five Hundred Thirty-One Dollars and Forty Cents (\$76,531.40), cash, the said Phillip J. Cain and Dorothy L. Cain, Husband and Wife, acting by and through the said Standard Mortgage Corporation, by Jimmie Raye Newman, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Standard Mortgage Corporation, 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 Standard Mortgage Corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, Block 5, according to the survey of Bermuda Hills, Second Sector, as recorded in Map Book 9, Page 29, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Standard Mortgage Corporation, 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.

  
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Shelby Cnty Judge of Probate, AL  
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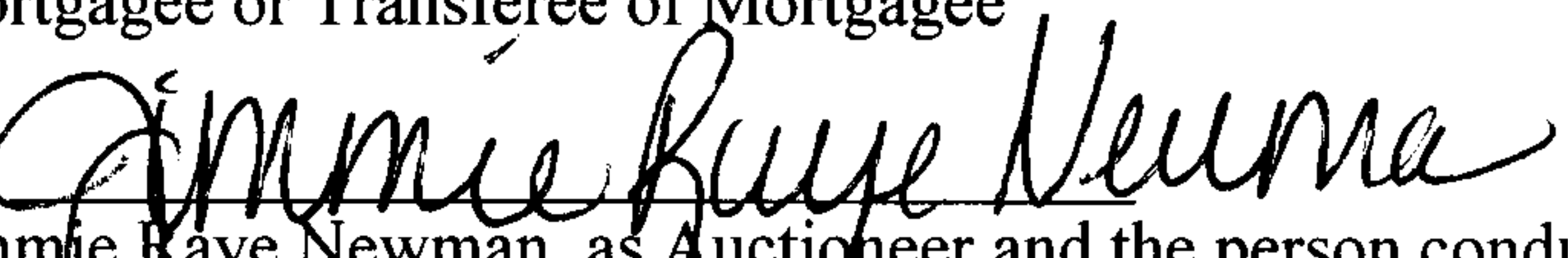


IN WITNESS WHEREOF, the said Standard Mortgage Corporation, has caused this instrument to be executed by Jimmie Raye Newman, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Jimmie Raye Newman, has executed this instrument in his capacity as such auctioneer on this the May 17, 2011.

Phillip J. Cain and Dorothy L. Cain, Husband and Wife  
Mortgagors

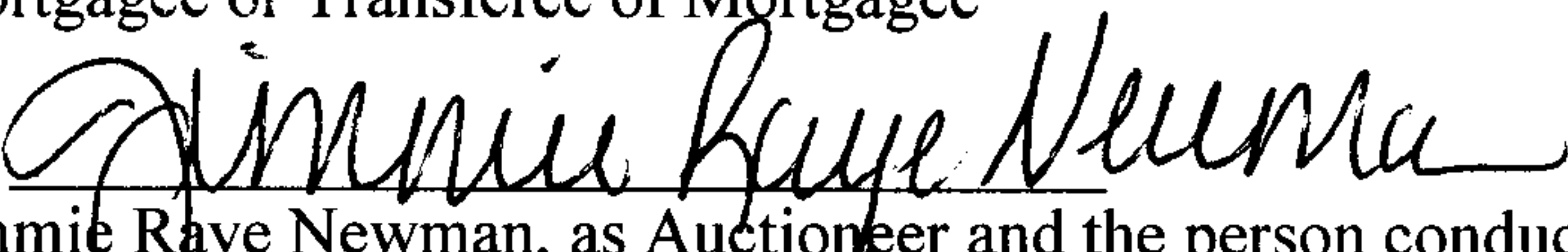
Standard Mortgage Corporation  
Mortgagee or Transferee of Mortgagee

By

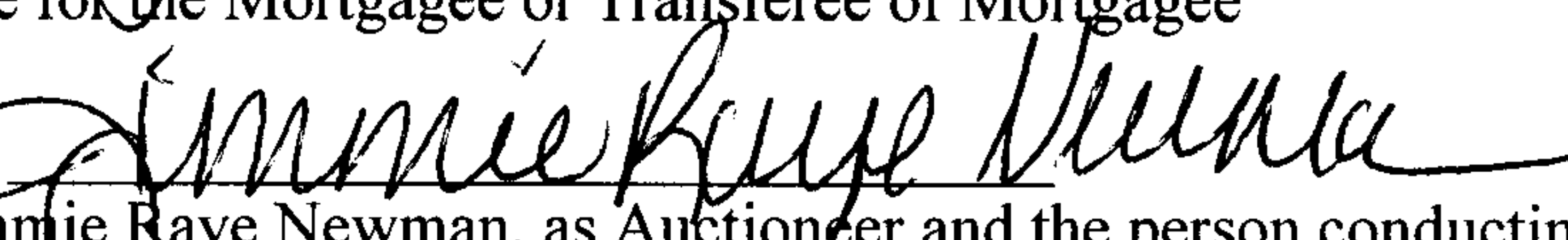
  
Jimmie Raye Newman, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Standard Mortgage Corporation  
Mortgagee or Transferee of Mortgagee

By

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

By

  
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 May 17, 2011.



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  
11-001483

GRANTEE'S ADDRESS  
Standard Mortgage Corporation  
701 Poydras St  
Suite 300 Plaza  
New Orleans, Louisiana 70139



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

  
20110607000166330 2/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
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