


SEND TAX NOTICE TO:
ING Bank, FSB
800 Delaware Ave.
Wilmington, DE 19801

CM #: 215429

STATE OF ALABAMA)

COUNTY OF SHELBY)


20110610000172320 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
06/10/2011 02:52:03 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 20th day of June, 2006, Jeremy R. Fell and Sabrina L. Fell, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Quicken Loans Inc. , which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20060628000310790, said mortgage having subsequently been transferred and assigned to ING Bank FSB, by instrument recorded in Instrument Number 20100121000020750, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said ING Bank FSB did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by



publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of April 13, 2011, April 20, 2011, and April 27, 2011; and

WHEREAS, on May 26, 2011, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and ING Bank FSB did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and


WHEREAS, Aaron Nelson as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said ING Bank FSB; and

WHEREAS, ING Bank FSB, was the highest bidder and best bidder in the amount of One Hundred Ninety-Three Thousand Five Hundred Seventy And 70/100 Dollars (\$193,570.70) on the indebtedness secured by said mortgage, the said ING Bank FSB, by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto ING Bank FSB, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 50, according to the Final Plat Nottingham, Phase 2, as recorded in Map Book 31, Page 62, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto ING Bank FSB its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, ING Bank FSB, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale for said Transferee.


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ING Bank FSB

By: AMN Consulting, LLC



Its: Auctioneer

By:

Aaron Nelson
Aaron Nelson, Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Consulting, LLC acting in its capacity as auctioneer for ING Bank FSB, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 7th day of June, 2011

Danisha LaShan
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES SEPTEMBER 11, 2012

This instrument prepared by:

Ginny Rutledge

SIROTE & PERMUTT, P.C.

P. O. Box 55727

Birmingham, Alabama 35255-5727



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