


SEND TAX NOTICE TO:
Trustmark National Bank
The Day Centre
201 Country Place Parkway
Pearl, MS 39208


20110630000189950 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
06/30/2011 10:45:05 AM FILED/CERT

CM #: 192299

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of March, 2007, Nicholas N. Vandegriff and Laneia D. Vandegriff, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Mortgage Professionals, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070405000154980, said mortgage having subsequently been transferred and assigned to Trustmark National Bank, by instrument recorded in Instrument 20101210000414110, 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 Trustmark National Bank 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 6, 2011, April 13, 2011, and April 20, 2011; and



WHEREAS, on June 6, 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 Trustmark National Bank 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 Trustmark National Bank; and

WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of One Hundred Sixty-Four Thousand Two Hundred Forty-Seven And 14/100 Dollars (\$164,247.14) on the indebtedness secured by said mortgage, the said Trustmark National Bank, 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 Fannie Mae a/k/a Federal National Mortgage Association, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

The following described real-estate situated in Shelby County, Alabama to wit: Beginning at the Northeast corner of the Northeast Quarter of the Southwest quarter of Section 16, Township 20 South, Range 2 West, Shelby County, Alabama and run thence South 02 degrees 47 minutes 07 seconds East along the East line of said quarter-quarter a distance of 383.92 feet to a found rebar corner on the South line of an Alabama Power Company Transmission line Easement on right of way; thence run North 78 degrees 21 minutes 38 seconds West along said right of way or easement line a distance of 782.65 feet to a found rebar corner on the Southeasterly margin of Shelby County Highway No. 11; thence run North 58 degrees 11 minutes 10 seconds East along Said margin of said highway a distance of 394.28 feet to a found rebar corner; thence continue along said margin of said highway North 57 degrees 59 minutes 35 seconds East a distance of 472.05 feet to a found rebar corner on the East line of the Southeast quarter of Northwest quarter of same said Section 16; thence South 03 degrees 05 minutes 29 seconds East along said East line of said quarter-quarter section a distance of 232.83 feet to the point of beginning.

Less and Except:

Commence at the Northeast corner of the Northeast quarter of the Southwest quarter of Section 16, Township 20 South, Range 2 West, Shelby County, Alabama and run thence North 03 degrees 05 minutes 29 seconds West along the East line of the Southeast quarter of the Northwest quarter of Section 16 a distance of 232.83 feet to a point on the Southerly margin of Shelby County Highway No. 11, thence run South 57 degrees 59 minutes 35 seconds West along said margin of said highway a distance of 34.27 feet to the point of beginning; on the center line of a Sixty foot wide easement or right of way; thence run South 03 degrees 05 minutes 29 seconds East along said centerline of said right of way or easement a distance of 216.26 feet to the PC of a curve to the left having a central angle of 28 degrees 03 minutes 10 seconds and a radius of 250.00 feet, thence run Southeasterly along the arc of said curve an arc distance of 122.40 feet to the intersection of said centerline of said easement or right of way with the East line of the Northeast quarter of the Southwest quarter of said Section 16 and the end of required easement or right of way.



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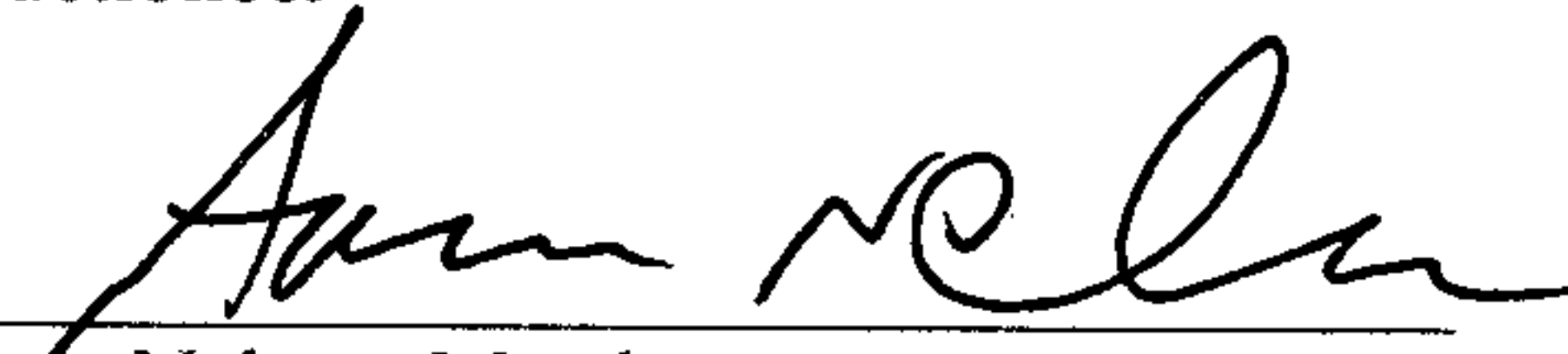
TO HAVE AND TO HOLD the above described property unto Fannie Mae a/k/a Federal National Mortgage Association its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in 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, Trustmark National Bank, 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.

Trustmark National Bank

By: AMN Consulting, LLC

Its: Auctioneer

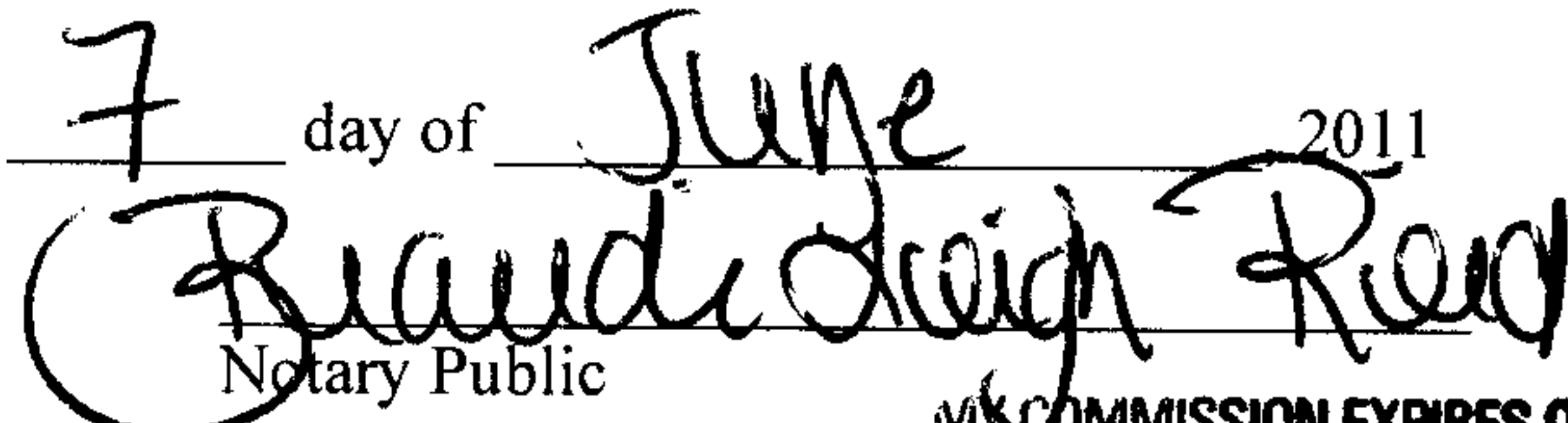
By: 
Aaron Nelson, Member

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 Trustmark National Bank, 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 7 day of June 2011


Notary Public
My Commission Expires: 2014

MY COMMISSION EXPIRES OCTOBER 28, 2014

This instrument prepared by:
Colleen McCullough
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727

