


SEND TAX NOTICE TO:  
GMAC Mortgage, LLC  
1100 Virginia Drive  
Fort Washington, PA 19034

Loan Number: 0423925478

STATE OF ALABAMA            )  
SHELBY COUNTY                )

  
20110818000243200 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
08/18/2011 11:18:20 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 23rd day of June, 2005, Albert Datcher, Jr. and Nattie L. Brown, Husband and Wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Homecomings Financial Network, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050711000345450, said mortgage having subsequently been transferred and assigned to GMAC Mortgage, LLC, by instrument recorded in Instrument Number 20110506000137630, 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 GMAC Mortgage, LLC 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



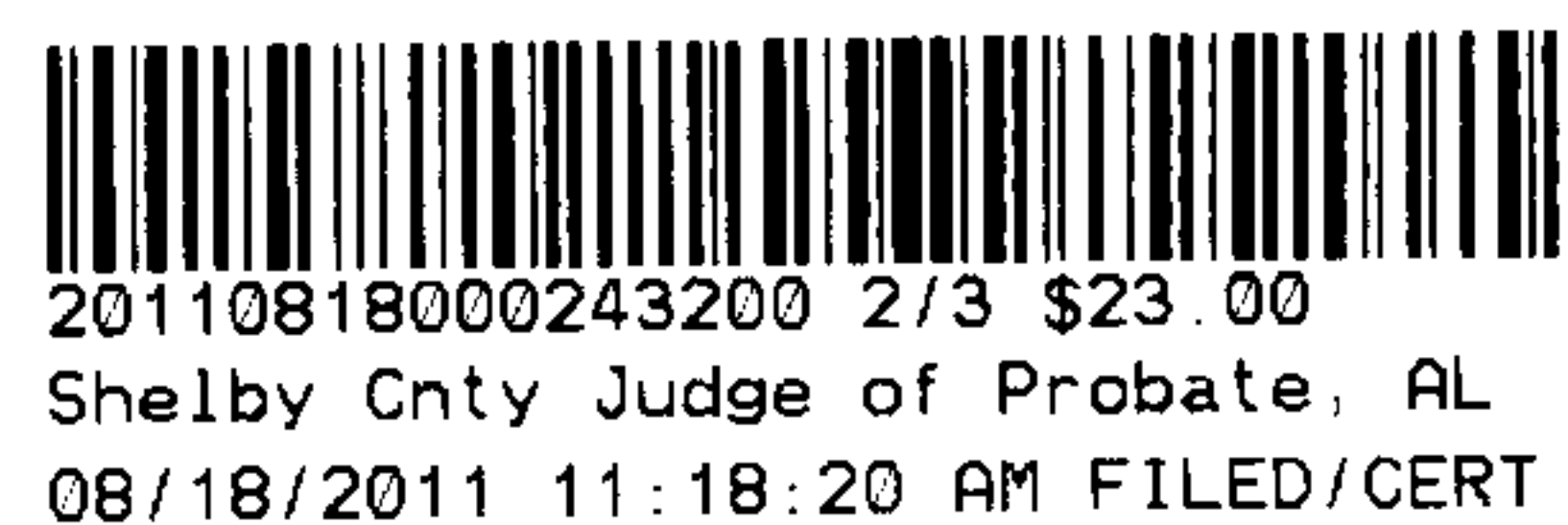
publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 11, 2011, May 18, 2011, and May 25, 2011; and

WHEREAS, on August 9, 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 GMAC Mortgage, LLC 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 GMAC Mortgage, LLC; and

WHEREAS, GMAC Mortgage, LLC was the highest bidder and best bidder in the amount of Sixty-Three Thousand Two Hundred Sixty-One And 19/100 Dollars (\$63,261.19) on the indebtedness secured by said mortgage, the said GMAC Mortgage, LLC, 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 GMAC Mortgage, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of Section 25, Township 19 South, Range 2 East, thence proceed East along the South boundary of said Section for a distance of 3900 feet to its point of intersection with the West boundary of a Shelby County paved highway; thence turn an angle of 90 degrees 19 minutes to the left and proceed North along the West boundary of said highway for a distance of 475.21 feet to the Northwest intersection of two Shelby County paved highways and the point of beginning of land herein described; from this beginning point continue North along the West boundary of the first mentioned Shelby County highway for a distance of 92.1 feet; thence turn an angle of 90 degrees 05 minutes to the left and proceed West for a distance of 335 feet; thence turn an angle of 80 degrees 40 minutes to the left and proceed Southwesterly for a distance of 160.15 feet to a point on the North boundary of the second mentioned Shelby County paved highway; thence turn an angle of 109 degrees 39 minutes to the left and proceed Northeasterly along the Northerly boundary of the second mentioned highway for a distance of 366.9 feet to the point of beginning. The above described land is located in the Southwest quarter of the Southeast quarter of Section 25, Township 19 South, Range 2 East, Shelby County, Alabama.






TO HAVE AND TO HOLD the above described property unto GMAC Mortgage, LLC 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, GMAC Mortgage, LLC, 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.

GMAC Mortgage, LLC

By: AMN Consulting, LLC  
Its: Auctioneer

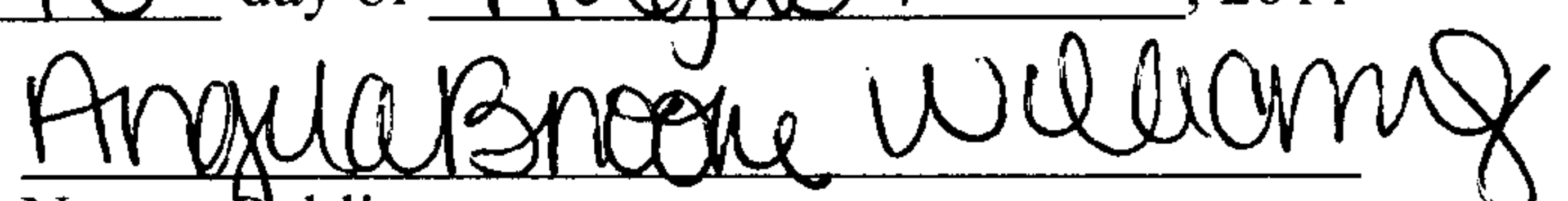
By:   
Aaron Nelson, Member

STATE OF ALABAMA )

JEFFERSON COUNTY )


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 GMAC Mortgage, LLC, 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 10 day of August, 2011

  
Notary Public  
My Commission Expires: \_\_\_\_\_

MY COMMISSION EXPIRES SEPTEMBER 27, 2014

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

  
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