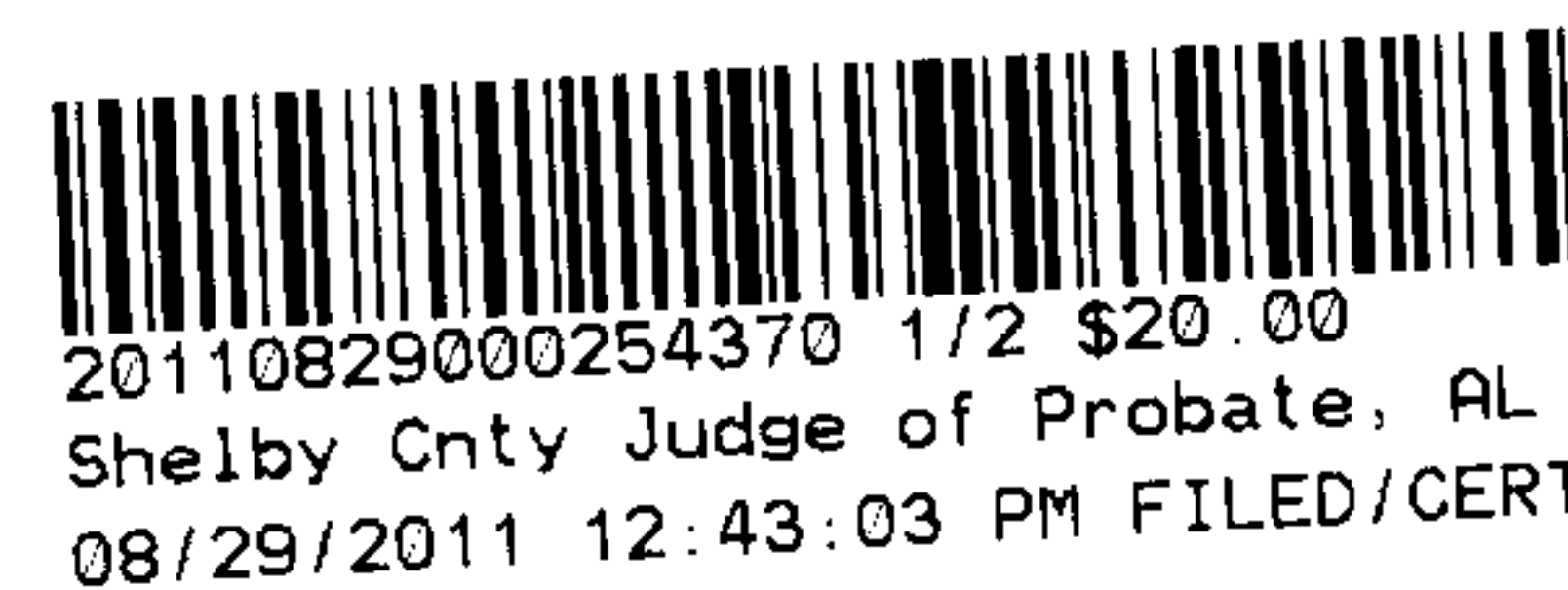


PREPARED BY: JAMES TARLTON
JOHNSON & FREEDMAN, LLC
1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181
J1102205AL

FILE NO.: 559.J1102205AL

STATE OF ALABAMA
COUNTY OF SHELBY



MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on November 22, 2005, **Jennifer Sager and Andrew Sager, wife and husband, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Home America, Inc., its successors and assigns, party of the second part** which said mortgage is recorded in Instrument No. 20051208000635510, in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to Cenlar FSB in Instrument No. 20110722000214450; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Cenlar FSB did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided 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 in Shelby County, Alabama, in its issues of 06/29/2011, 07/06/2011 & 07/13/2011; and

WHEREAS, on July 21, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Cenlar FSB in the amount of **THREE HUNDRED SIXTEEN THOUSAND FOUR HUNDRED FIFTEEN AND 89/100 DOLLARS (\$316,415.89)**; and said property was thereupon sold to Cenlar FSB; and

WHEREAS, Melvin Cowan conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and **THREE HUNDRED SIXTEEN THOUSAND FOUR HUNDRED FIFTEEN AND 89/100 DOLLARS (\$316,415.89)**, on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto Cenlar FSB, and its

successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 5, ACCORDING TO THE FINAL PLAT OF WILD TIMBER, PHASE 1, AS RECORDED IN MAP BOOK 31, PAGE 59 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: Instrument No. 20051208000535500

FILE NO.: 559.J1102205AL

TO HAVE AND TO HOLD the above described property unto Cenlar FSB, 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 subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Jennifer Sager and Andrew Sager, wife and husband and Cenlar FSB have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 21st day of July, 2011.

BY: Melvin Cowan
AS: Auctioneer and Attorney-in-fact


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Melvin Cowan, whose name as attorney-in-fact and auctioneer for Jennifer Sager and Andrew Sager, wife and husband and Cenlar FSB, 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 said conveyance, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of July, 2011.

Melody Bann
NOTARY PUBLIC
My Commission Expires: 7/29/15

Grantee Name / Send tax notice to:
ATTN:
Cenlar
P.O. Box 77409
Ewing, NJ 08628


20110829000254370 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
08/29/2011 12:43:03 PM FILED/CERT