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FILE NO.: 5156.M1101475AL/I
LOAN NO.: 6991305201

STATE OF ALABAMA
COUNTY OF SHELBY
SOURCE OF TITLE: Instrument No. 20070503000206040

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on to-wit April 11, 2007, **Michael L. Holmes and Dewana Holmes, husband and wife, Mortgagors**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc acting solely as nominee for Superior Bank**, which said mortgage is recorded in Instrument No. 20070503000206050, in the Office of the Judge of Probate of Shelby County, Alabama ; and

WHEREAS, said mortgage has been subsequently transferred and assigned to Residential Funding Company, LLC, as transferee, said transfer is recorded in Instrument No. 20110624000184610, aforesaid records, and Residential Funding Company, LLC, as transferee is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and Residential Funding Company, LLC 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 First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of June 08, 15, 22, 2011; and

WHEREAS, on June 30, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted and Residential Funding Company, LLC 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 for cash obtained for the property described in the aforementioned mortgage was the bid of Residential Funding Company, LLC in the amount of **NINETY-FIVE THOUSAND AND 00/100 DOLLARS (\$ 95,000.00)**; which sum the said Residential Funding Company, LLC offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Residential Funding Company, LLC; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of **NINETY-FIVE THOUSAND AND 00/100 DOLLARS (\$ 95,000.00)**, on the indebtedness secured by said mortgage, the said Michael L. Holmes and Dewana Holmes, husband and wife acting by and through the said Residential Funding Company, LLC as transferee, by Melvin Cowan as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Residential Funding Company, LLC, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:



20110927000285780 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
09/27/2011 11:38:21 AM FILED/CERT

Lot 139, According To The Survey Of Rossburg Townhomes, As Recorded In Map Book 36, Page 18, In The Probate Office Of Shelby County, Alabama; Being Situated In Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Residential Funding Company, LLC, 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 any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, the said Michael L. Holmes and Dewana Holmes, husband and wife, Mortgagor(s) by the said Residential Funding Company, LLC have caused this instrument to be executed by Melvin Cowan as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Melvin Cowan has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 30th day of June, 2011

Michael L. Holmes and Dewana Holmes, husband and wife, Mortgagor(s)

By: Residential Funding Company, LLC,
Mortgagee or Transferee of Mortgagee

By: Melvin Cowan
As Auctioneer and the person conducting said sale
for the Mortgagee or Transferee of Mortgagee

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 Auctioneer and the person conducting said sale for 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 the same date.

Given under my hand and official seal this 30th day of June, 2011.

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

Grantee Name / Send tax notice to:
ATTN:
Branch Banking and Trust Company
301 College Street
Greenville, SC 29602

