

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

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)

Amy Barker

KNOW ALL MEN BY THESE PRESENTS: That Amy Barker, An Unmarried Woman did, on to-wit, the June 5, 2009, execute a mortgage to Mortgage Electronic Registration Systems, Inc. solely as Nominee for PHH Mortgage Corporation, which mortgage is recorded in Instrument # 20090623000240280; said mortgage subsequently transferred and assigned to PHH Mortgage Corporation as recorded in Instrument # 20110816000241120 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said PHH Mortgage Corporation 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 publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 27, August 3, 10, 31, October 5, 2011; and

WHEREAS, on the September 27, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice, at 3:03 o'clock a.m./p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and PHH Mortgage Corporation did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, 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 PHH Mortgage Corporation, in the amount of Two Hundred Thirty-Nine Thousand Four Hundred Eight Dollars and Fifty Cents (\$239,408.50), which sum the said PHH Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said PHH Mortgage Corporation; and

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

NOW, THEREFORE, in consideration of the premises and of Two Hundred Thirty-Nine Thousand Four Hundred Eight Dollars and Fifty Cents (\$239,408.50), cash, the said Amy Barker, An Unmarried Woman, acting by and through the said PHH Mortgage Corporation, by JULIA PHELAN, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said PHH Mortgage Corporation, by JULIA PHELAN, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JULIA PHELAN, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto PHH Mortgage Corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 49, according to the survey of Meadow Brook 6th sector, as recorded in map Book 8, page 44, in the Probate office of Shelby County, Alabama.



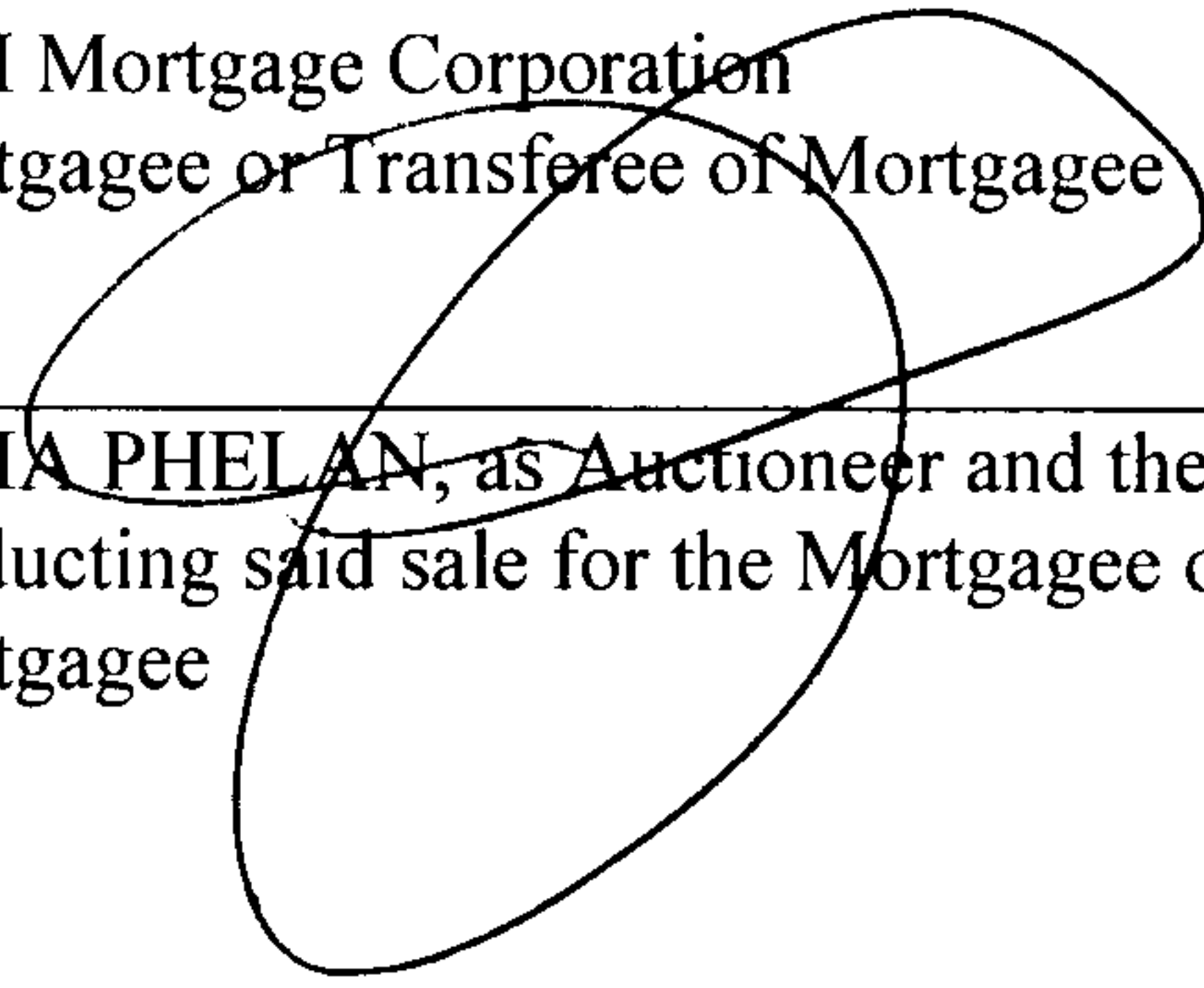
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Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD THE above described property unto PHH Mortgage Corporation, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said PHH Mortgage Corporation, has caused this instrument to be executed by JULIA PHELAN, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said JULIA PHELAN, has executed this instrument in his capacity as such auctioneer on this the September 27, 2011.

Amy Barker, An Unmarried Woman
Mortgagors

PHH Mortgage Corporation
Mortgagee or Transferee of Mortgagee

By 
JULIA PHELAN, as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee of
Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that JULIA PHELAN, whose name as Auctioneer and the person conducting said sale for the 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 that same date.

Given under my hand and official seal this September 27, 2011.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/11/2015

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO AND PICKETT, LLC
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
11-001729

GRANTEE'S ADDRESS
PHH Mortgage Corporation
2001 Bishops Gate Blvd.
Attn: Mail Stop SV-01
Mount Laurel, New Jersey 08054



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