


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

Loan Number: 0473670727

STATE OF ALABAMA)
SHELBY COUNTY)


20111208000370810 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
12/08/2011 11:17:06 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 9th day of May, 2007, Phillip Rodney Jackson, a married man joined by Ramona Riley Jackson, his wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Homecomings Financial, LLC (F/K/A Homecomings Financial Network, Inc.), which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070521000233860, said mortgage having subsequently been transferred and assigned to GMAC Mortgage, LLC, by instrument recorded in Instrument Number 20100716000227140, 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 November 2, 2011, November 9, 2011, and November 16, 2011; and



WHEREAS, on November 28, 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 Auctioneering, 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 Seventy-Four Thousand Nine Hundred Forty-Eight And 33/100 Dollars (\$74,948.33) on the indebtedness secured by said mortgage, the said GMAC Mortgage, LLC, by and through Aaron Nelson as member of AMN Auctioneering, 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:

Part of the East half of the Southeast quarter of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of the Northeast quarter of Southeast quarter of said section run in a Southerly direction along the West line of said Northeast quarter of Southeast quarter for a distance of 771.82 feet; thence turn an angle to the left of 76 degrees 44 minutes 43 seconds and run in a Southeasterly direction for a distance of 94.01 feet to a point of curve, said curve being concave in a Northerly direction and having a radius of 204.46 feet and a central angle of 43 degrees 43 minutes 32 seconds, thence turn an angle to the left and run in an Easterly direction along the arc of said curve for a distance of 156.05 feet to the end of said curve; thence turn an angle to the left and run in a Northeasterly direction along a line tangent to the end of said curve for a distance of 308.00 feet to a point on a second curve, said second curve being concave in a Southeasterly direction and having a radius of 215.76 feet and a central angle of 23 degrees 00 minutes; thence turn an angle to the right and run along the arc of said curve in a Northeasterly direction for a distance of 86.61 feet to the end of said curve; thence turn an angle to the right and run in a Northeasterly direction along a line tangent to the end of said curve for a distance of 312.00 feet; thence turn an angle to the right of 92 degrees 31 minutes 29 seconds and run in a Southeasterly direction for a distance of 822.26 feet, more or less, to a point on the Northerly right of way line of Southern railroad being the point of beginning; thence turn an angle to the right of 180 degrees and run in a Northwesterly direction for a distance of 822.26 feet; thence turn an angle to the right of 87 degrees, 28 minutes 31 seconds and run in a Northeasterly direction for a distance of 33.00 feet to a point of curve, said curve being concave in a Southerly direction and having a radius of 205.23 feet and a central angle of 24 degrees; thence turn an angle to the right and run along the arc of said curve for a distance of 85.97 feet to the end of said curve; thence turn an angle to the right and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 48.00 feet to a point of a second curve. Said second curve being concave in a Northerly direction and having a radius of 293.36 feet and a central angle of 21 degrees 30 minutes; thence turn an angle to the left and run along the

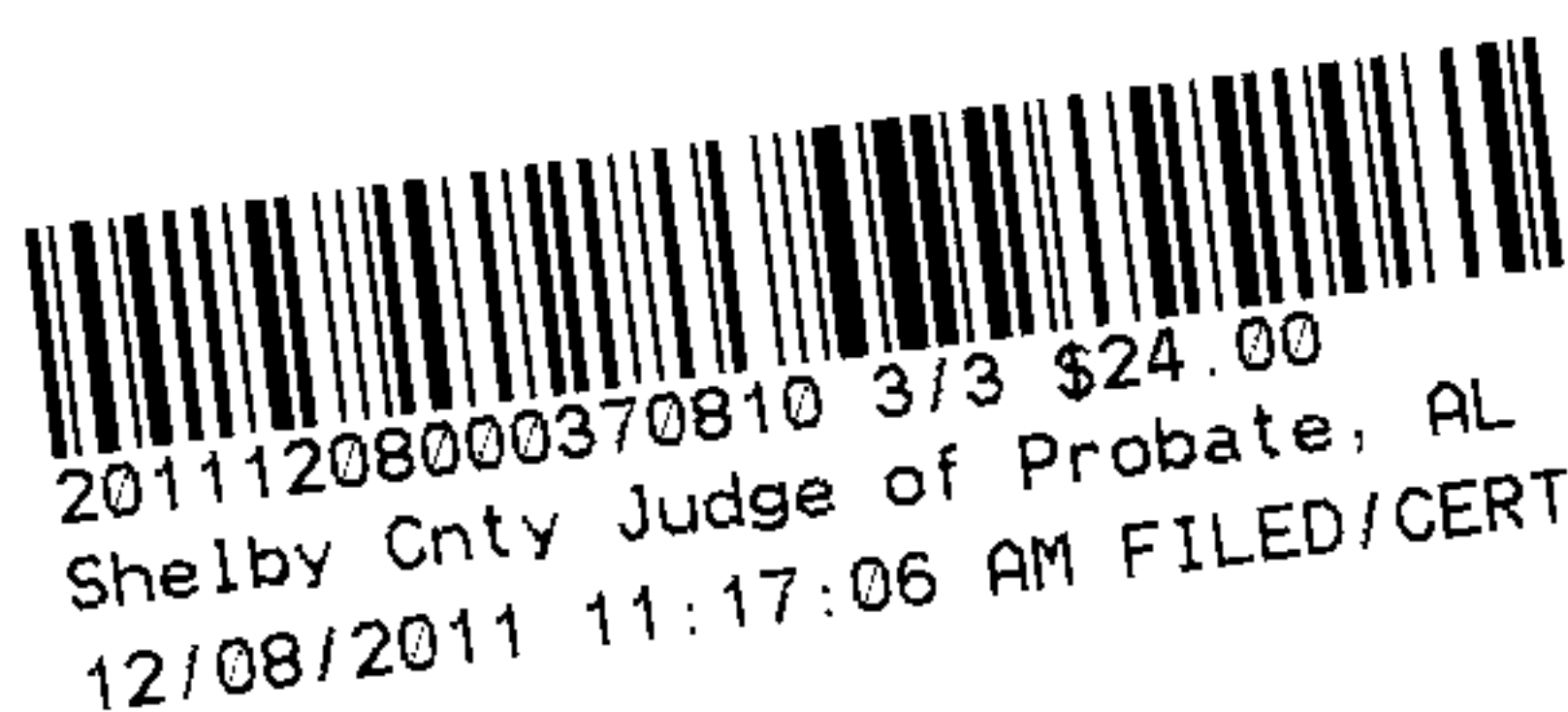


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arc of said curve for a distance of 110.08 feet to the end of said curve; thence turn an angle to the left and run in a Northeasterly direction along a line tangent to the end of said second curve for a distance of 48.00 feet; thence turn an angle to the right 92 degrees 41 minutes 07 seconds and run in a Southerly direction for a distance of 739.11 feet, more or less, to a point on the North right of way line of Southern railroad; thence turn an angle to the right of 80 degrees 36 minutes 08 seconds and run along said North right of way line for a distance of 285.00 feet, more or less, to the point of beginning.

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 Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 29 day of Nov, 2011.



GMAC Mortgage, LLC

By: AMN Auctioneering, LLC
Its: Auctioneer

By: [Signature]
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 Auctioneering, 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 29 day of November, 2011
[Signature]
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

