SEND TAX NOTICE TO: GMAC Mortgage, LLC 1100 Virginia Drive Fort Washington, PA 19034 Loan Number: 0601603086

Shelby Cnty Judge of Probate, AL

12/08/2011 11:17:08 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

## FORECLOSURE DEED

## KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 23rd day of June, 2006, James A. Colburn and wife, Stefanie R. Colburn, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Castle Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060626000305750, said mortgage having subsequently been transferred and assigned to GMAC Mortgage, LLC, by instrument recorded in Instrument Number 20110929000287900, 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 <u>Shelby County Reporter</u>, a newspaper of general circulation published in Shelby County, Alabama, in its issues of October 12, 2011, October 19, 2011, and October 26, 2011; and

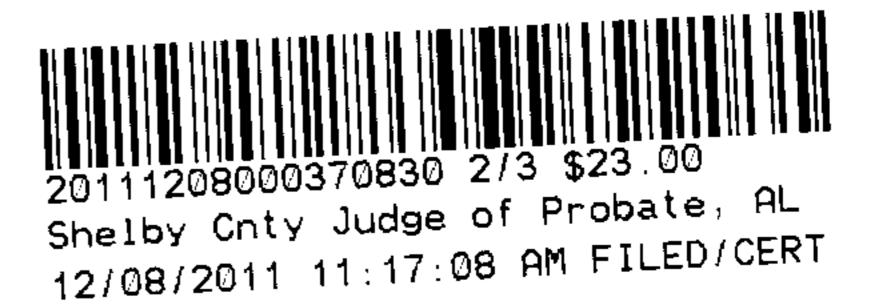
WHEREAS, on October 31, 2011, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and GMAC Mortgage, LLC did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby 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 One Hundred Five Thousand Eight Hundred Thirty And 89/100 Dollars (\$105,830.89) 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:

Lot 30, according to the Survey of Kingwood Townhomes Phase One, as recorded in Map Book 9, Page 18, in the Probate Office of 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.





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IN WITNESS WHEREOF, GMAC Mortgage	e, LLC, has caused this instrument to be executed by
and through Aaron Nelson as member of AMN Cons	sulting, LLC, as auctioneer conducting said sale for
said Transferee, and said Aaron Nelson as member	
hereto set his/her hand and seal on this day	of, 2011.
	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 Nelson, whose name as member of AMN Consulting, Mortgage, LLC, is signed to the foregoing conveyan me on this date, that being informed of the contents of authority, executed the same voluntarily on the day the liability company acting in its capacity as auctioneer for Given under my hand and official seal on this	the conveyance, he, as such member and with full the same bears date for and as the act of said limited for said Transferee.
	Notary Public Out
	My Commission Expression Expressi
This instrument prepared by: Colleen McCullough	

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

