

PREPARED BY: MARK BAKER

JOHNSON & FREEDMAN, LLC

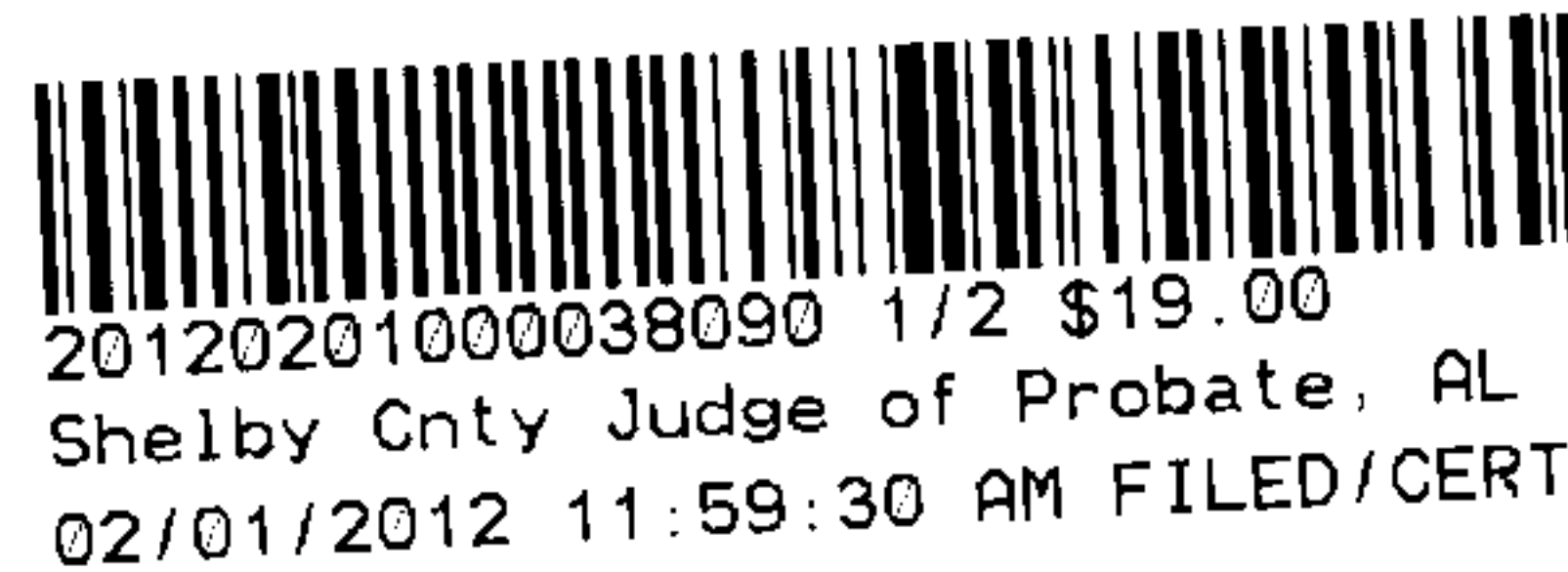
1587 Northeast Expressway

Atlanta, GA 30329

(770) 234-9181

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STATE OF ALABAMA
COUNTY OF SHELBY



MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on February 16, 2005, **Russell D. Riley, II, a single person, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Coats & Co. Inc., its successors and assigns, party of the second part** which said mortgage is recorded in Instrument No. 200050225000090940, in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to SunTrust Mortgage, Inc. in Instrument No.: 20100315000074440; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Suntrust Mortgage, Inc. 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 12/21/2011, 12/28/2011 & 1/4/2012; and

WHEREAS, on January 12, 2012, 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 Suntrust Mortgage, Inc. in the amount of **EIGHTY-ONE THOUSAND THREE HUNDRED FIVE AND 85/100 DOLLARS (\$81,305.85)**; and said property was thereupon sold to Suntrust Mortgage, Inc.; 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 **EIGHTY-ONE THOUSAND THREE HUNDRED FIVE AND 85/100 DOLLARS (\$81,305.85)**, 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 Suntrust Mortgage, Inc., and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 22, according to the resurvey of Lots 1 through 64, 80 through 104 and A through C, of Applegate Manor, as recorded in Map Book 10, Page 25, in the Probate Office of Shelby County, Alabama, together with all of the rights, privileges and easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. by deed recorded in Real Volume 65, Page 201, in the Probate Office of Shelby County, Alabama, and more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse, as recorded in Real 63, Page 634, in said Probate Office.

SOURCE OF TITLE: Instrument No.: 20050225000090930

TO HAVE AND TO HOLD the above described property unto Suntrust Mortgage, Inc., 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, Russell D. Riley, II, a single person and Suntrust Mortgage, Inc. have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 12th day of January, 2012.

BY: Melvin R. 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 Russell D. Riley, II, a single person and Suntrust Mortgage, Inc., 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 12th day of January, 2012.

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

Grantee Name / Send tax notice to:
ATTN: Loretta Fleming
SunTrust Mortgage, Inc.
P O Box 27767
Richmond, VA 23261


20120201000038090 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
02/01/2012 11:59:30 AM FILED/CERT