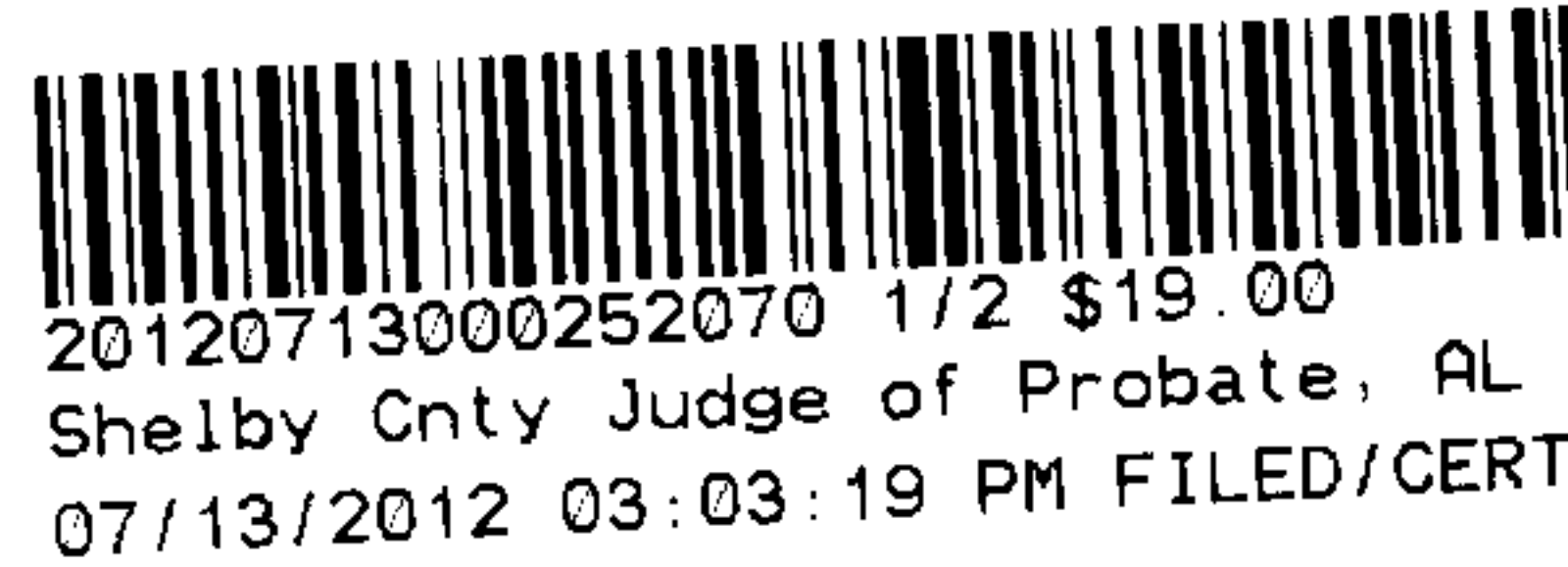


THIS INSTRUMENT PREPARED AND PREPARED BY:

Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329
(770) 234-9181



STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on March 20, 2007, **John B. Wilkerson and Jordan Tyler Pinegar, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc., as nominee for Walton Mortgage, Inc., its successors and assigns, party of the second part** which said mortgage is recorded in Instrument No. , in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to Saxon Mortgage Services, Inc., in Instrument No. 20120326000103450; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Saxon Mortgage Services, 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 04/25/2012, 05/02/2012, 5/09/2012; and

WHEREAS, on May 17, 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 Saxon Mortgage Services, Inc. in the amount of **ONE HUNDRED FOURTEEN THOUSAND NINETY DOLLARS AND FORTY-TWO CENTS (\$114,090.42)**; and said property was thereupon sold to Saxon Mortgage Services, 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 ONE HUNDRED FOURTEEN THOUSAND NINETY DOLLARS AND FORTY-TWO CENTS (\$114,090.42), 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 Saxon Mortgage Services, Inc., and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 111, 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.

SOURCE OF TITLE: Instrument No.

TO HAVE AND TO HOLD the above described property unto Saxon Mortgage Services, 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, John B. Wilkerson and Jordan Tyler Pinegar and Saxon Mortgage Services, Inc. have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 17th day of May, 2012.

BY:

Melvin P. 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, 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 17th day of May, 2012.

Melinda B. Bledsoe

NOTARY PUBLIC

My Commission Expires: 7/29/13

Grantee Name / Send tax notice to:
ATTN:
RESIDENTIAL CREDIT
fka Aames Home Loan
350 South Grand Ave 47th Floor
Los Angeles, CA 90071

20120713000252070 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
07/13/2012 03:03:19 PM FILED/CERT