


MORTGAGE FORECLOSURE DEED


20120717000255710 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
07/17/2012 01:39:26 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

Lloyd James Morrisette

KNOW ALL MEN BY THESE PRESENTS: That Lloyd James Morrisette and Danielle N. Morrisette, husband and wife did, on to-wit, the January 26, 2010, execute a mortgage to Mortgage Electronic Registration Systems, Inc., solely as nominee for Gateway Mortgage Group LLC, which mortgage is recorded in In 20100128000027820 on January 28, 2010, and modified in recorded in Instrument #20120104000004430 on 01/04/2012, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Gateway Mortgage Group, LLC as reflected by instrument recorded in In 20120615000212420 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Gateway Mortgage Group, LLC 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 June 27, 2012 and July 4 and 11, 2012; and

WHEREAS, on the July 17, 2012, the day on which the foreclosure sale was due to be held under the terms of said notice, at 1:38 o'clock a.m./p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Gateway Mortgage Group, LLC 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

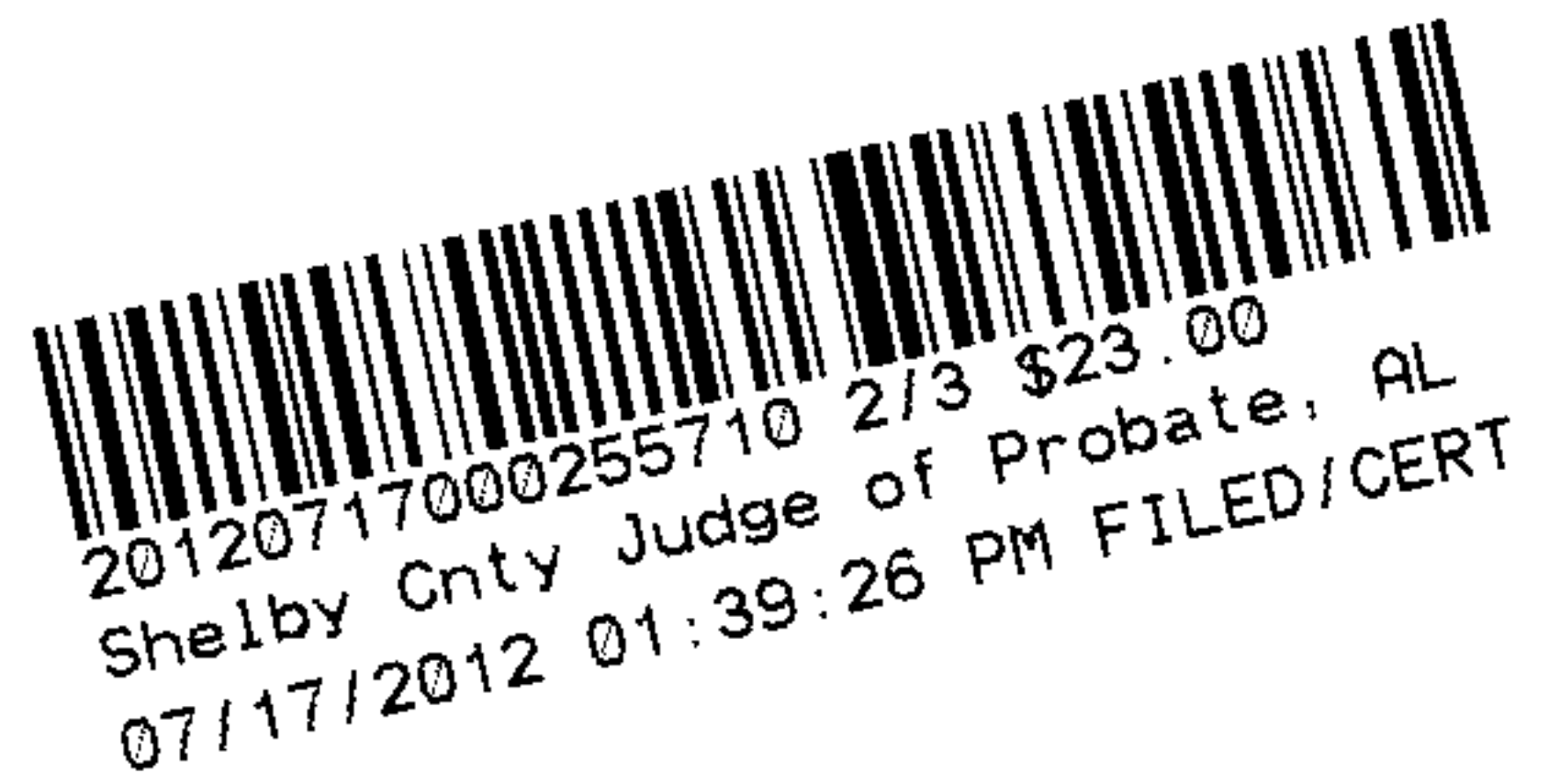
WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Gateway Mortgage Group, LLC, in the amount of One Hundred Ninety-Seven Thousand Two Hundred Dollars and No Cents (\$197,200.00), which sum the said Gateway Mortgage Group, LLC offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Gateway Mortgage Group, LLC.

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; and

NOW, THEREFORE, in consideration of the premises and of One Hundred Ninety-Seven Thousand Two Hundred Dollars and No Cents (\$197,200.00), cash, the said Lloyd James Morrisette and Danielle N. Morrisette, husband and wife, acting by and through the said Gateway Mortgage Group, LLC, by MATTHEW PHELAN, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Gateway Mortgage Group, LLC, by MATTHEW PHELAN, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and MATTHEW 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 Gateway Mortgage Group, LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 623, according to the survey of Windstone VI Subdivision, as recorded in Map Book 33,
Page 31, in the Office of the Judge of Probate of Shelby County, Alabama.

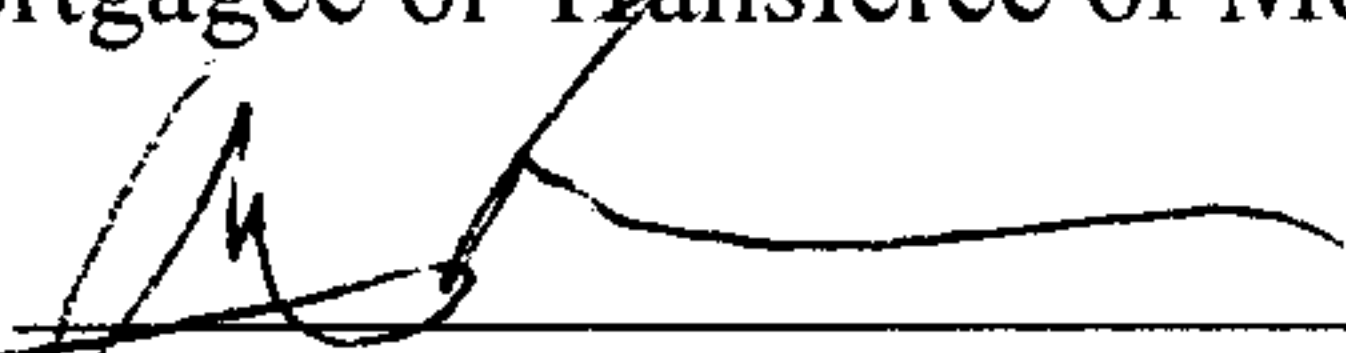
TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the
statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State
of Alabama, and any taxes which may be due.



IN WITNESS WHEREOF, the said Gateway Mortgage Group, LLC, has caused this instrument to be executed by MATTHEW PHELAN, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said MATTHEW PHELAN, has executed this instrument in his capacity as such auctioneer on this the July 17, 2012.

Lloyd James Morrisette and Danielle N. Morrisette,
husband and wife
Mortgagors

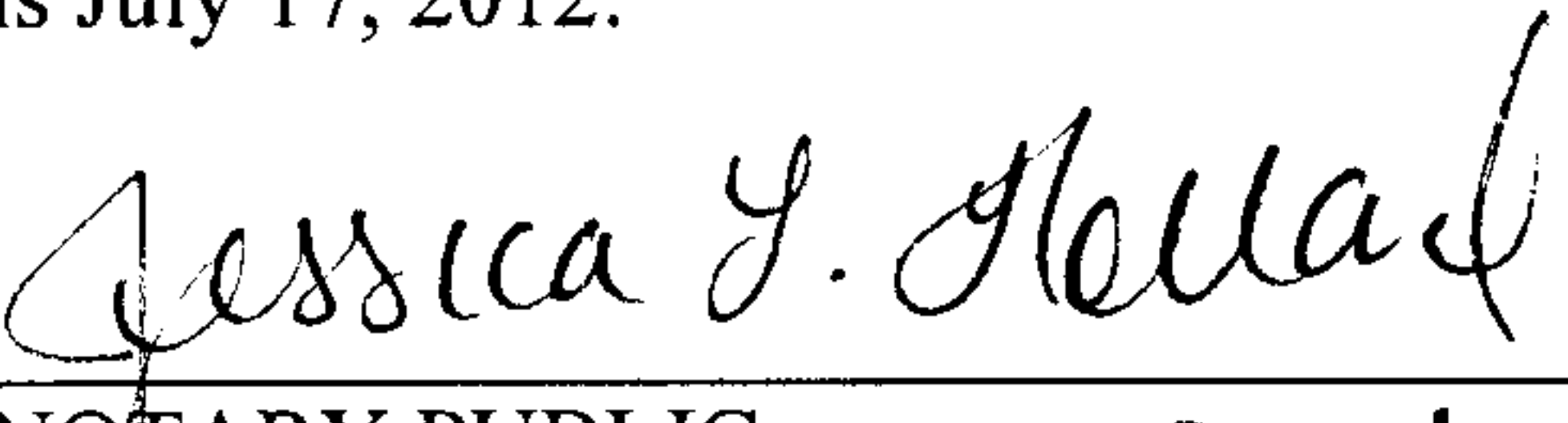
Gateway Mortgage Group, LLC
Mortgagee or Transferee of Mortgagee

By 
MATTHEW 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 MATTHEW 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 July 17, 2012.


NOTARY PUBLIC mce 4/20/14

MY COMMISSION EXPIRES:

Instrument prepared by:
JEFFREY A. BUNDA
SHAPIRO AND INGLE, L.L.C.
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
12-002322

GRANTEE'S ADDRESS
Gateway Mortgage Group
226 West Gray Street
Suite 200
Norman, Oklahoma 73069


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