

THIS INSTRUMENT PREPARED BY :

Mark A. Baker
Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329

RETURN TO:

Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329



20130416000155430 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
04/16/2013 12:48:55 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on December 11, 2006, **Sheila Atkins Sims And Barry Lee Sims, as joint tenants with rights of survivorship, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Wilmington Finance, Inc., its successors and assigns, party of the second part** which said mortgage is recorded in Instrument No. 20061220000620070, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to MorEquity, Inc., in Instrument No. 20130111000015610; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and MorEquity, 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 01/16/2013, 01/23/2013, 01/30/2013; and

WHEREAS, on February 7, 2013, 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 MorEquity, Inc. in the amount of **ONE HUNDRED THIRTY-THREE THOUSAND FOUR HUNDRED FIFTY DOLLARS AND NO CENTS (\$133,450.00)**; and said property was thereupon sold to MorEquity, 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 THIRTY-THREE THOUSAND FOUR HUNDRED FIFTY DOLLARS AND NO CENTS (\$133,450.00)**, on the indebtedness
File No.: 1807612 10.11.12 Foreclosure Deed

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 MorEquity, Inc., and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

All of the following described real estate, situated in Shelby County, Alabama, to-wit: Lot 20, Sector B, according to the Survey of The Homestead, as recorded in map book 8, page 167, in the Probate Office of Shelby County, Alabama.

Parcel #: 19-4-17-0-001-004.022

SOURCE OF TITLE: Book 1996, Page 21933

TO HAVE AND TO HOLD the above described property unto MorEquity, Inc., 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, Sheila Atkins Sims And Barry Lee Sims, as joint tenants with rights of survivorship and MorEquity, Inc. have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 7th day of February, 2013.

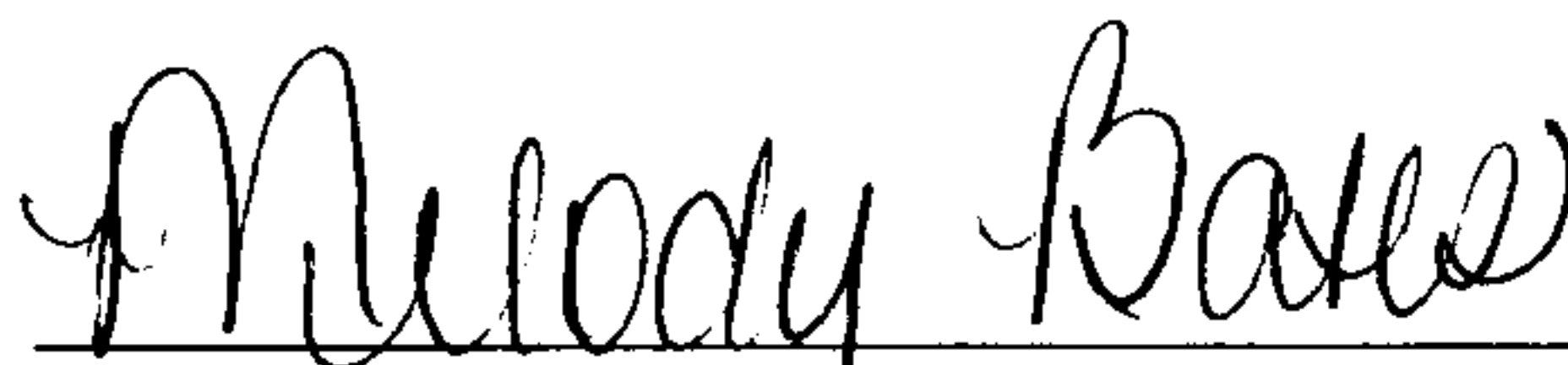
BY:

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 7th day of February, 2013.



NOTARY PUBLIC

My Commission Expires: 7/29/13

Grantee Name / Send tax notice to:


ATTN:

MorEquity, Inc.

350 Highland Drive

Lewisville, TX 75067

File No.: 1807612 10.11.12 Foreclosure Deed


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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Sheila Atkins Sims & Barry Sims
Mailing Address _____

Grantee's Name MorEquity, Inc.
Mailing Address 350 Highland Drive
Lewisville, TX 75067

Property Address 325 Howard Hill Dr
Wilsonville, AL 35186

Date of Sale 02/07/2013
Total Purchase Price \$ \$133,450.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Foreclosure Sale |
| <input type="checkbox"/> Closing Statement | |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4/8/13

Print Wadeus Clark

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

Print Form

Form RT-1

20130416000155430 3/3 \$23.00
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