

**THIS INSTRUMENT WAS PREPARED BY:**

Phillip Jauregui, Esq.  
2110 Devereux Circle  
Birmingham, AL 35243

**SEND TAX NOTICES TO:**

Ventures Trust 2013-I  
7500 Old Georgetown Road  
Suite 1350  
Bethesda, MD 20814

**GRANTOR**

Carol L. Hudson  
PO Box 434  
Helena, AL 35080

**GRANTEE**

Ventures Trust 2013-I  
7500 Old Georgetown Road  
Suite 1350  
Bethesda, MD 20814

Milligan Hudson  
PO Box 434  
Helena, AL 35080

Property Address: 253 Bentmoor Lane, Helena, AL 35080  
Purchase Price: \$139,935.72 \*\*\*Mortgagee credit\*\*\*  
Sale Date: July 25, 2013

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on June 6, 2005, Milligan Hudson and Carol L. Hudson, married, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for Accredited Home Lenders, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama. at Instrument No., 20050610000284720; and subsequently transferred and assigned to CitiMortgage, Inc., and said assignment being recorded in Instrument No., 20130314000105420; and subsequently transferred and assigned to Ventures Trust 2013-I c/o MCM Capital Partners, LLC, and said assignment being recorded in Instrument No., 20130606000230840; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of

Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Ventures Trust 2013-I 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 by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of July 3, 2013, July 10, 2013, July 17, 2013; and

WHEREAS, on July 25, 2013, 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 and properly conducted, and Gary Anderson did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Gary Anderson was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Ventures Trust 2013-I; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Ventures Trust 2013-I, in the amount of \$139,935.72, which sum of money Ventures Trust 2013-I offered to credit on the indebtedness secured by said mortgage, and the said Ventures Trust 2013-I, by and through Gary Anderson, as Auctioneer conducting said sale and as Attorney-in-Fact for Ventures Trust 2013-I, does hereby GRANT, BARGAIN, SELL



AND CONVEY unto the said Ventures Trust 2013-I, the following described property situated in Shelby County, Alabama, to-wit:

Lot 1177, according to the Map of First Addition, Old Cahaba, Phase III, as recorded in Map Book 28, Page 133, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Ventures Trust 2013-I and its successors and assigns; 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.

IN WITNESS WHEREOF, Ventures Trust 2013-I and Milligan Hudson and Carol L. Hudson have caused this instrument to be executed by and through Gary Anderson, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Gary Anderson, as Auctioneer conducting said sale on July 25, 2013.

Ventures Trust 2013-I

By: Gary L. Anderson  
Gary Anderson, Attorney-in-Fact

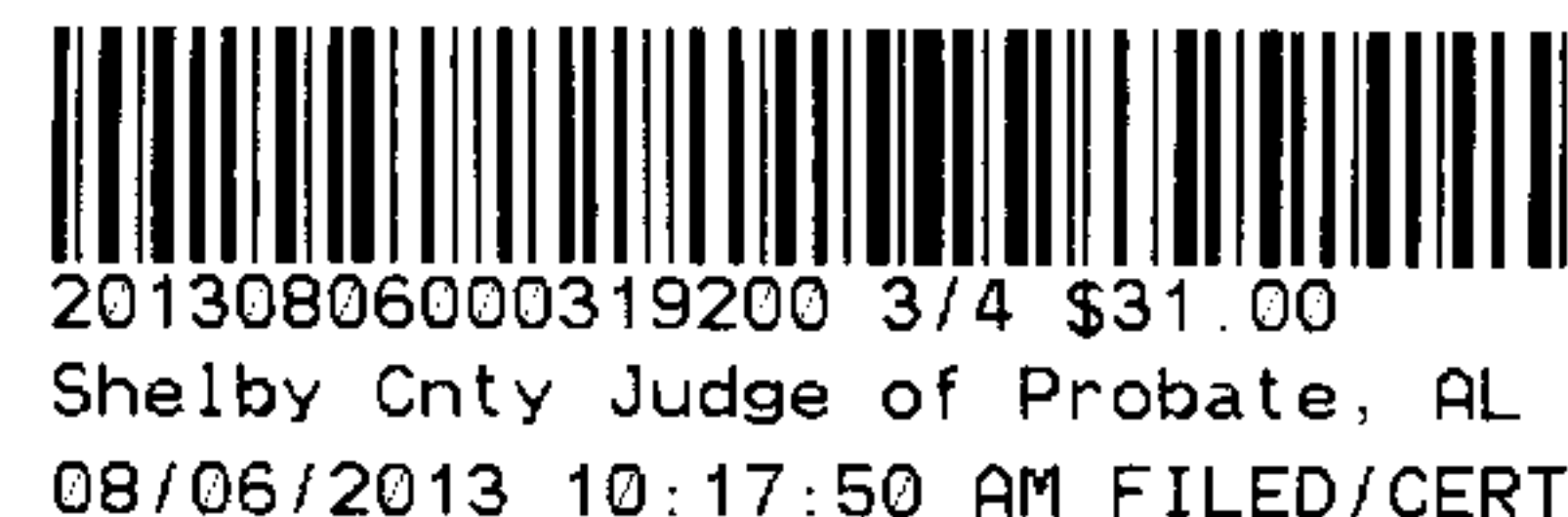
Milligan Hudson and Carol L. Hudson

By: Gary L. Anderson  
Gary Anderson, The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact

By: Gary L. Anderson  
Gary Anderson, As the Auctioneer and person making said sale

STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Gary Anderson, whose name as Attorney-in-Fact for Milligan Hudson and Carol L. Hudson, and whose name as Attorney-in-Fact and agent for Ventures Trust 2013-I; and whose name as Auctioneer and person making said sale, 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 and agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.



GIVEN under my hand, on this 25<sup>th</sup> day of July, 2013.

Dorothy M. Veitch

Notary Public in and for the State of Alabama,  
at Large

My Commission Expires: 6-28-14



Dorothy M. Veitch  
Notary Public  
State of Alabama  
Alabama State at Large



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Shelby Cnty Judge of Probate, AL  
08/06/2013 10:17:50 AM FILED/CERT