



THIS INSTRUMENT WAS PREPARED BY:

Michael Lindsey, Esq.
2110 Devereux Circle
Birmingham, AL 35243

SEND TAX NOTICES TO:

Newbury REO 2013, LLC
7500 Old Georgetown Road
Suite 1350
Bethesda, MD 20814

GRANTOR


Vicki Higgins
2064 Highview Way
Calera, AL 35040

GRANTEE

Newbury REO 2013, LLC
7500 Old Georgetown Road
Suite 1350
Bethesda, MD 20814

Property Address: 2064 Highview Way, Calera, AL 35040
Purchase Price: \$149,900.00 ***Mortgage credit***
Sale Date: January 21, 2014

STATE OF ALABAMA)
COUNTY OF SHELBY)


20140207000035430 1/4 \$36.00
Shelby Cnty Judge of Probate, AL
02/07/2014 12:07:54 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on October 16, 2007, Vicki Higgins, a single woman, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for International Mortgage Corp, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No., 2007112100053290; and subsequently transferred and assigned to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP, and said assignment being recorded in Instrument No., 20061204000585530; and subsequently transferred and assigned to Secretary of Housing and Urban Development, and said assignment being recorded in Instrument No., 20131125000461440; and subsequently transferred and assigned to Ventures Trust 2013-I-NH by MCM Captial Partners, LLC Its Trustee, and said assignment being recorded in Instrument No., 20131125000461450; and subsequently transferred and assigned to Newbury REO 2013, LLC, and said assignment being recorded in Instrument No., 20131125000461460;

WHEREAS, to and by said mortgage the mortgagee was authorized and empowered in

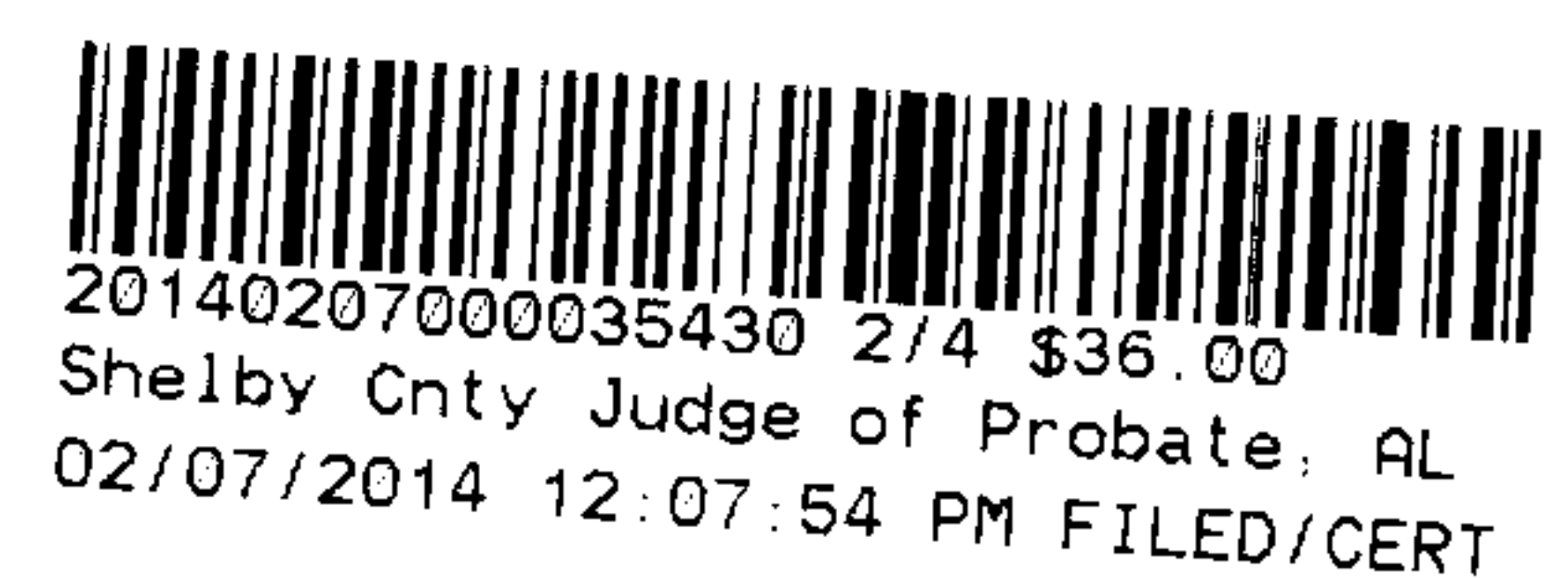
case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city 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 Newbury REO 2013, 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 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 January 1, 2014, January 8, 2014, January 15, 2014; and

WHEREAS, on January 21, 2014, 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 Peggy Youngblood 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, Peggy Youngblood was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Newbury REO 2013, LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Newbury REO 2013, LLC, in the amount of \$149,900.00, which sum of



money Newbury REO 2013, LLC offered to credit on the indebtedness secured by said mortgage, and the said Newbury REO 2013, LLC, by and through Peggy Youngblood, as Auctioneer conducting said sale and as Attorney-in-Fact for Newbury REO 2013, LLC, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Newbury REO 2013, LLC, the following described property situated in Shelby County, Alabama, to-wit:

Lot 982, according to the Survey of Waterford Highlands, Sector 4, Phase 2, as recorded in Map Book 36 Page 15 A & B in the Probate Office of Shelby County, Alabama; Being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Newbury REO 2013, LLC 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, Newbury REO 2013, LLC and Vicki Higgins have caused this instrument to be executed by and through Peggy Youngblood, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Peggy Youngblood, as Auctioneer conducting said sale on January 21, 2014.

Newbury REO 2013, LLC

By: Peggy Youngblood
Peggy Youngblood, Attorney-in-Fact

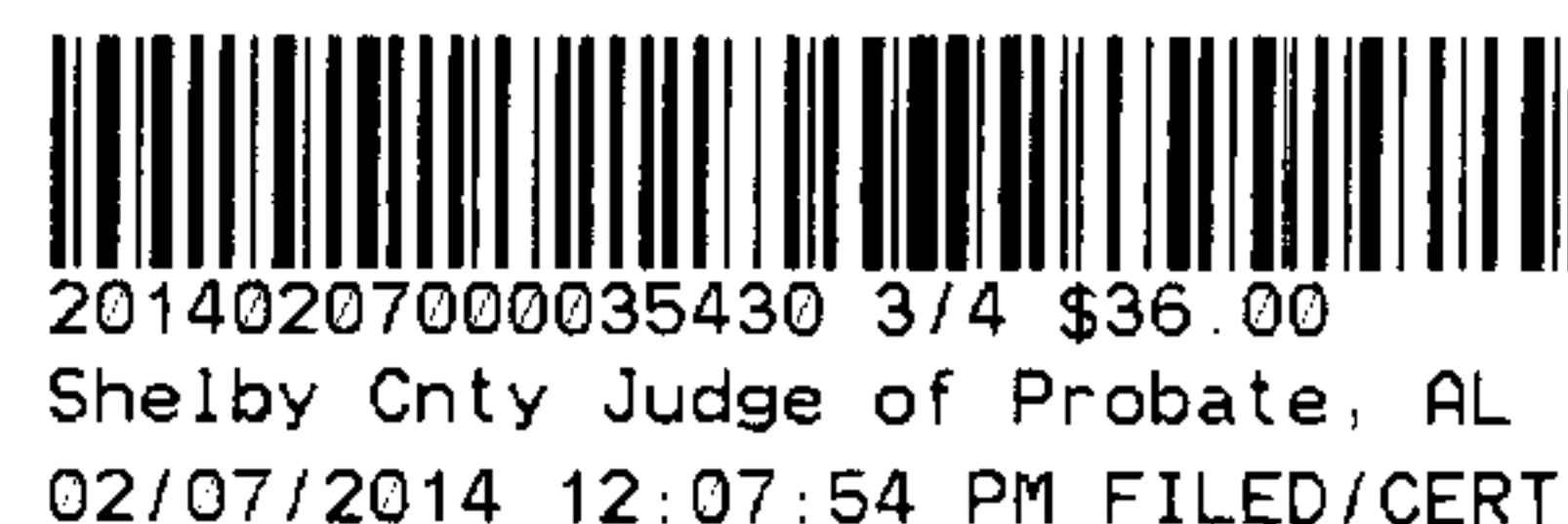
Vicki Higgins

By: Peggy Youngblood
Peggy Youngblood, The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact

By: Peggy Youngblood
Peggy Youngblood, 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 Peggy Youngblood, whose name as Attorney-in-Fact for Vicki Higgins, and whose name as Attorney-in-Fact and agent for Newbury REO 2013, LLC; 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 24th day of January, 2014.

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



20140207000035430 4/4 \$36.00
Shelby Cnty Judge of Probate, AL
02/07/2014 12:07:54 PM FILED/CERT