

SEND TAX NOTICE TO:  
Household  
Attention: Tanya Wood  
636 Grand Regency Boulevard  
Brandon, FL 33510

(#0011071693)

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 27th day of July, 2005, Sandra Webster and James Webster wife and husband, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for AFS Financial, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050810000410410; corrected by Instrument No. 20080826000342290, said mortgage having subsequently been transferred and assigned to HSBC Mortgage Services, Inc. ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said HSBC Mortgage Services, Inc. did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said

mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of September 10, 2008, September 17, 2008, and September 24, 2008; and

WHEREAS, on October 17, 2008, 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 conducted, and HSBC Mortgage Services, Inc. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said HSBC Mortgage Services, Inc. ; and

WHEREAS, HSBC Mortgage Services, Inc., was the highest bidder and best bidder in the amount of Two Hundred Two Thousand Nine Hundred Thirty And 00/100 Dollars (\$202,930.00) on the indebtedness secured by said mortgage, the said HSBC Mortgage Services, Inc., by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto HSBC Mortgage Services, Inc., all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Beginning at the Northwest corner of the SW 1/4 of the SE 1/4, Section 12, Township 20 South, Range 2 West, Shelby County, Alabama, and run thence Easterly along the North line of said Quarter-Quarter section a distance of 300.00 feet to a steel pin corner; thence turn a deflection angle of 89 degrees 00 minutes 20 seconds to the right and run Southerly a distance of 305.00 feet to a steel pin corner; thence turn a deflection angle of 90 degrees 59 minutes 40 seconds to the right and run Westerly a distance of 265.48 feet to a steel pin corner on the East margin of a paved county road; thence turn a deflection angle of 86 degrees 45 minutes 05 seconds to the right and run Northerly along said margin of said road a distance of 5.07 feet to the P/C of a curve to the left; thence turn a deflection angle of 02 degrees 36 minutes 59 seconds left to chord and run North-Northwesterly along the chord of said curve a chord distance of 84.09 feet to a P.O.C. on the curve; thence turn a deflection angle of 09 degrees 56 minutes 39 seconds to the left to chord and continue Northwesterly along the chord of said curve a chord distance of 69.73 feet to a P.O.C. on the curve; thence turn a deflection angle of 13 degrees 31 minutes 49 seconds to the left to chord and continue Northwesterly along the chord of said curve a chord distance of 19.72 feet to a steel pin on the West line of said SW 1/4 of the SE 1/4 of Section 12; thence turn a deflection angle of 28 degrees 20 minutes 43



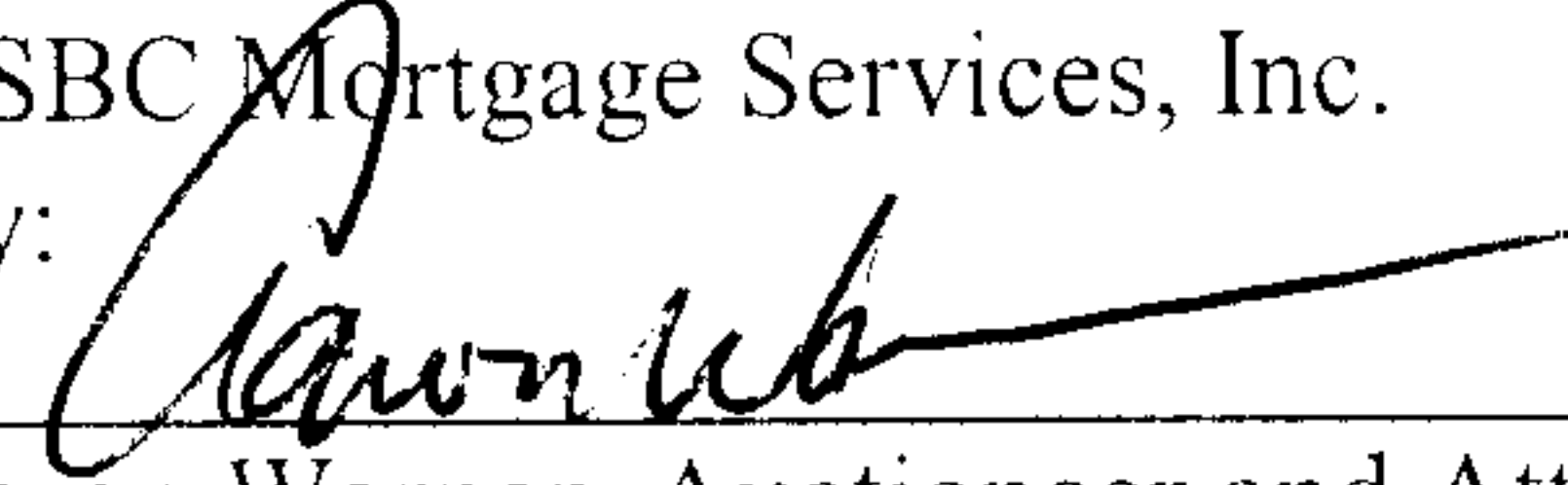
seconds right from chord and run Northerly along said Quarter-Quarter line of distance of 131.97 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto HSBC Mortgage Services, Inc. its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, HSBC Mortgage Services, Inc., has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this October 17, 2008.

HSBC Mortgage Services, Inc.

By:

  
Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA            )

COUNTY OF JEFFERSON        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, whose name as acting in its capacity as auctioneer and attorney-in-fact for HSBC Mortgage Services, Inc., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this October 17, 2008.

  
Notary Public

My Commission Expires:

**MY COMMISSION EXPIRES FEBRUARY 5, 2012**

This instrument prepared by:  
Cynthia W. Williams  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727



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Shelby Cnty Judge of Probate, AL  
10/27/2008 12:51:41PM FILED/CERT