

This instrument was prepared by: Harold H. Goings Spain & Gillon, LLC 2117 2nd Avenue North Birmingham, AL 35203

STATE OF ALABAMA)

MORTGAGE FORECLOSURE DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit: the 13th day of September, 2002, Bobby J. Turnbloom, a single man, executed a certain mortgage on the property hereinafter described to New South Federal Savings Bank as recorded in Instrument Number 20020918000450090 in the Probate Office of Shelby County, Alabama; said mortgage being transferred and assigned to Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation, by instrument recorded in Instrument Number 20030331000189560 in the aforesaid Probate Office.

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 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 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 therefor; and

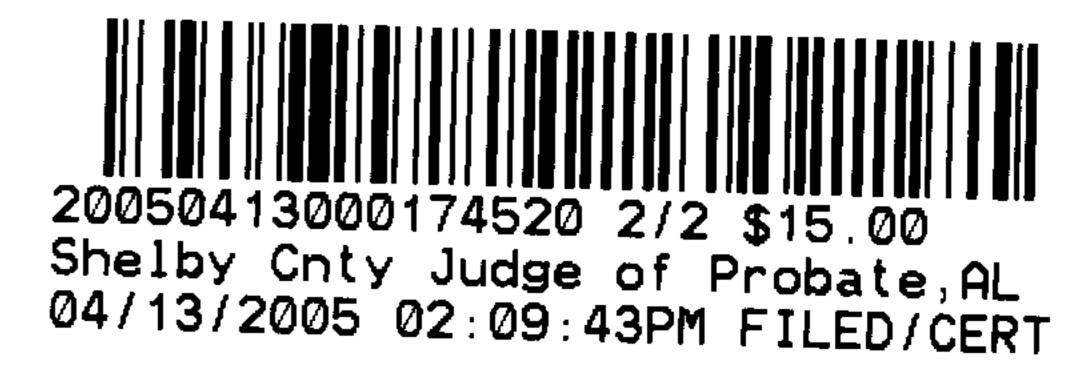
WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Chase Home Finance, LLC, did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of March 9, March 16 and March 23, 2005; and

WHEREAS, on the 13th day of April, 2005, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and Chase Home Finance, LLC, did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Harold H. Goings was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Chase Home Finance, LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of **Chase Home Finance**, **LLC**, in the amount of One Hundred Four Thousand Five Hundred Fifty and no/00Dollars (\$104, 550.00), which sum of money Chase Home Finance, LLC, offered to credit on the indebtedness secured by said mortgage, the said Chase Home Finance, LLC, by and through Harold H. Goings as Auctioneer conducting said sale and as attorney in fact for Chase Home Finance, LLC, and the said Harold H. Goings as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said **Chase Home Finance**, **LLC**, the following described property situated in Shelby County, Alabama, to-wit:

Lot 134, according to the Survey of Camden Cove, Sector 1, as recorded in Map Book 25, Page 33 A, B and C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



TO HAVE AND TO HOLD the above described property to **Chase Home Finance, LLC**, 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, Chase Home Finance, LLC, has caused this instrument to be executed by and through Harold H. Goings as Auctioneer conducting said sale, and as Attorney in Fact, and Harold H. Goings, as Auctioneer conducting said sale has hereto set his hand and seal on this the 13th day of April, 2005.

Harold H. Goings

as Auctioneer and Attorney in Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that Harold H. Goings whose name as Auctioneer and Attorney in Fact for Chase Home Finance, LLC, 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 said Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of April, 2005.

Notary Public

Notary Public

My Commission Expires: February 5, 2007

Grantee's Address: 3415 Vison Drive Columbus, OH 43219-6009