

STATE OF ALABAMA)

COUNTY OF SHELBY

BRANDY N. SANDERS

THIS FORECLOSURE DEED made this 28th day of March, 2006, between BRANDY N. SANDERS, an unmarried woman, Party of the First Part, and CHASE HOME FINANCE LLC, Party of the Second Part;

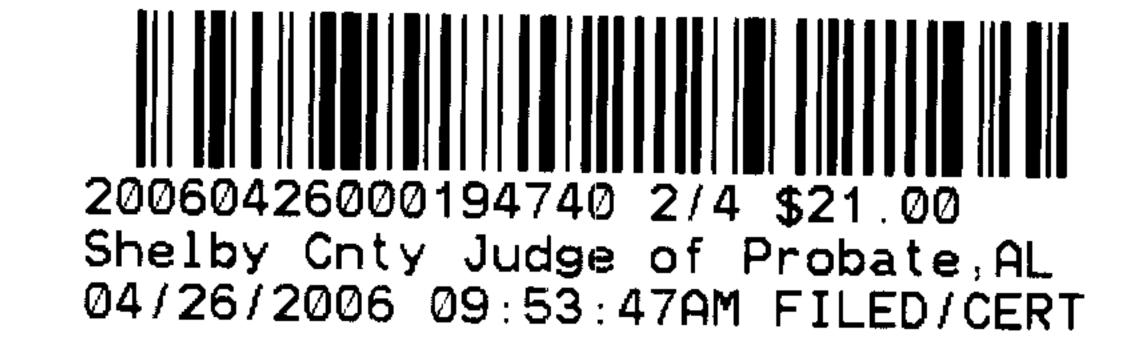
WITNESSETH:

WHEREAS, the said BRANDY N. SANDERS, an unmarried woman, heretofore executed to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") Solely as nominee for Lender and Lender' successors and assigns, herein called the Mortgagee, a certain mortgage dated Februa y 24, 2005, and recorded in Instrument No. 20050304000103910, Probate Record; of Shelby County, Alabama, which conveyed the hereinafter described property to secure the indebtedness evidenced by a note, payable in installments, therein described; and

WHEREAS, the Party of the Second Part is the assignee of MOLTON, ALLEN, & WILLIAMS MORTGAGE CO. LLC, the original Lender whose indebtedness was secured by said mortgage, and the Party of the Second Part was the holder of the Promissory Note secured by said mortgage at the time of the sale hereinafter mentioned; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee shall have the authority to sell said property before the Courthouse Door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and MORTGAGE ELECTRONIC



REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR CHASE HOME FINANCE LLC thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the 8th day of February, 2006, and the 15th day of February, 2006, and the 22nd day of February, 2006, that it would sell the hereinafter described property before the front door of the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on the 28th day of March, 2006; and

WHEREAS, the said sale was held at the time and place stated in said notice which was published in the said issues of The Shelby County Reporter, and Party of the Second Part became the purchaser of the hereinafter described property at and for the sum of \$87,369.84 cash, which was the highest, best, and last bid therefor; and

WHEREAS, the undersigned, JAMES J. ODOM, JR., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR CHASE HOME FINANCE LLC;

NOW THEREFORE, IN consideration of the premises the Party of the First Part and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR CHASE HOME FINANCE LLC, 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 the said CHASE HOME FINANCE LLC the following described real property situated in Shelby County, Alabama, to-wit:

Lot 68, except the North 5 feet thereof, according to the Survey of Cahaba Manor Townhomes, First Addition, as recorded in Map Book 7, Page 57, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said CHASE HOME FINANCE LLC, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said CHASE HOME FINANCE LLC, under and by virtue of the power and authority contained in the aforesaid mortgage. Subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

20060426000194740 3/4 \$21.00 Shelby Cnty Judge of Probate, AL 04/26/2006 09:53:47AM FILED/CERT

IN WITNESS WHEREOF, the said BRANDY N. SANDERS, an unmarried woman, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR CHASE HOME FINANCE LLC, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

BY:

As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that JAMES J. ODOM, JR., whose name as attorney-in-fact and auctioneer for BRANDY N. SANDERS, an unmarried woman, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 28th day of March, 2006.

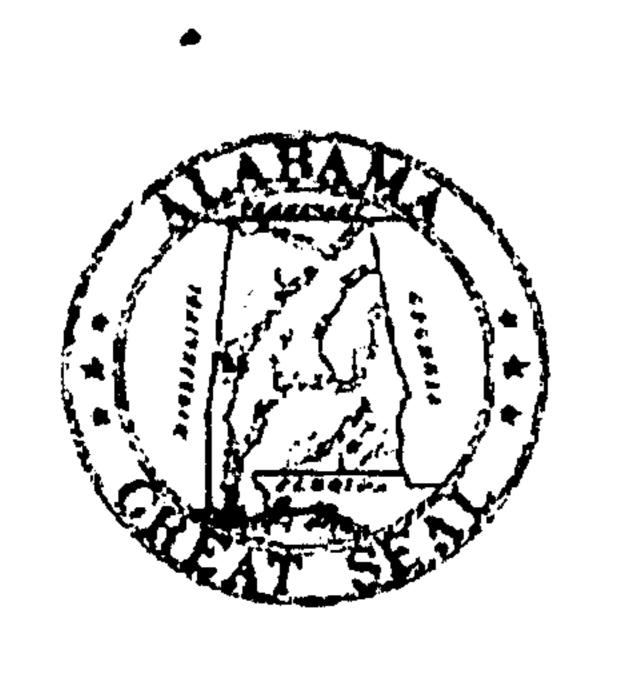
Notary Public / Marshall

Notary Public
My Commission Expires: 3/13/2007

THIS INSTRUMENT PREPARED BY:
ARTHUR M. STEPHENS
STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.
P.O. BOX 307
HUNTSVILLE, AL 35804

Grantee:

Chase Home Finance LLC 3415 Vision Drive Columbus, OH 43219



G. Thomas Surtees
Commissioner
Cynthia Underwood
Assistant Commissioner
Lewis A. Easterly
Secretary

(www.rcvenue.alabama.gov)

State of Alabama Department of Revenue Legal Division

Suite 3114, Gordon Persons Building 50 North Ripley Street Montgomery, Alabama 36104

> Mailing Address: P. O. Box 320001 ZIP 36132-0001

Telephone: (334) 242-9690 Facsimile: (334) 242-9782

April 14, 2006

Henry C. Chappell

Chief Counsel

Ron Bowden

John J. Breckenridge

J. Wade Hope

Mark Griffin

Gwendolyn B. Garner

Duncan R. Crow

Jeff Patterson

Margaret McNeill

David E. Avery, III

W. Keith Maddox

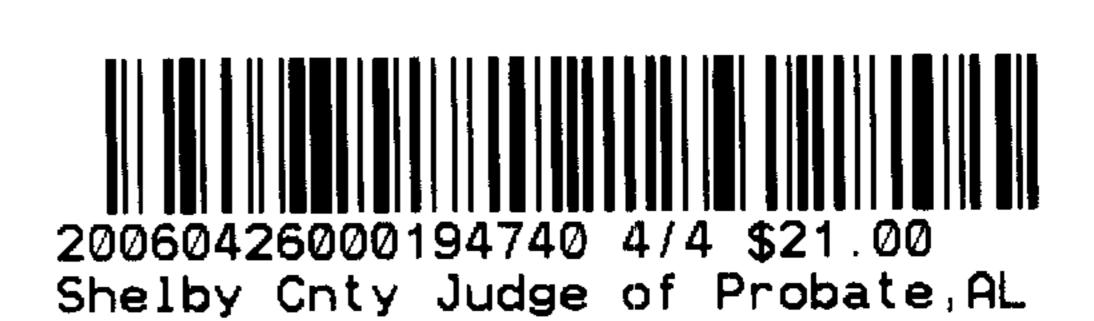
Cleophus Gaines, Jr.

Glenmore P. Powers, II

Assistant Counsel

Honorable Bobby M. Junkins Probate Judge of Etowah County Recording Division P.O. Box 187 Gadsden, AL 35902

RE: Foreclosure deed dated March 21, 2006, between Thomas R. Wildman and Chase Home Finance LLC



04/26/2006 09:53:47AM FILED/CERT

Dear Judge Junkins:

Since subject deed recites that Chase Home Finance, LLC, was the holder of the promissory note secured by the mortgage being foreclosed at the time of the foreclosure sale, no tax is due to be collected upon recordation of the foreclosure deed.

Pursuant to the opinion of the Attorney General of the State of Alabama dated April 14, 2005, the holder of the debt on a property who purchases such property at a foreclosure sale is not obligated to pay the recordation privilege tax. Since Chase Home Finance, LLC, is recited to be the current note holder, therefore, there is no tax due.

Respectfully,

State of Alabama Department of Revenue

Kathryn E. Jehle

Legal Division

KEJ/AMS/cdp

Exhibit.