20061027000531310 1/2 $15.00
Shelby Cnty Judge of Probate,AL
10/27/2006 01:28:02PM FILED/CERT

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS: That SHERRI M. FRIEND, a single woman, did on to-wit, April 20, 2005, execute a mortgage to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") Solely as nominee for ALETHES, LLC, which mortgage is recorded in Instrument Number 20050506000218450 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and CHASE HOME FINANCE LLC, as holder of the promissory note secured by said mortgage 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in, Shelby County, Alabama, in its issues of September 13, 2006, September 20, 2006 and September 27, 2006; and

WHEREAS, on October 17, 2006, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") Solely as nominee for CHASE HOME FINANCE LLC, did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said CHASE HOME FINANCE LLC, in the amount of ONE HUNDRED FOURTEEN THOUSAND FIVE HUNDRED SIXTY NINE & NO/100 DOLLARS ($114,569.00), which sum the said CHASE HOME FINANCE LLC, offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said CHASE HOME FINANCE LLC; and

WHEREAS, said mortgage expressly authorized the Mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of ONE HUNDRED FOURTEEN THOUSAND FIVE HUNDRED SIXTY NINE & NO/100 DOLLARS ($114,569.00), on the indebtedness secured by said mortgage, the said SHERRI M. FRIEND, a single woman, acting by and through the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") Solely as nominee for CHASE HOME FINANCE LLC, by JAMES J. ODOM, JR., as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") Solely as nominee for CHASE HOME FINANCE LLC, by JAMES J. ODOM, JR. as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JAMES J. ODOM, JR., as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto CHASE HOME FINANCE LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to a Resurvey of Village Parrish, as recorded in Map Book 24 Page 75 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto CHASE HOME FINANCE LLC, forever; 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.

IN WITNESS WHEREOF, the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") Solely as nominee for CHASE HOME FINANCE LLC, has caused this instrument to be executed by JAMES J. ODOM, JR., as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said JAMES J. ODOM, JR. has executed this instrument in his capacity as such auctioneer on this the 17th day of October, 2006.

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SHERRI M. FRIEND, a single woman
Mortgagor

BY MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") Solely as nominee for CHASE HOME FINANCE LLC
Mortgagee or Transferee of Mortgagee

BY_____
as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") Solely as nominee for CHASE HOME FINANCE LLC
Mortgagee or Transferee of Mortgagee

BY_____
as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

_____
as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that JAMES J. ODOM, JR., whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of October, 2006.

Anne P. Marshall
Notary Public

My Commission Expires 3/13/2007

THIS INSTRUMENT PREPARED BY:
ARTHUR M. STEPHENS
P.O. BOX 307
HUNTSVILLE, AL 35804

Grantee:
Chase Home Finance LLC
3415 Vision Drive
Columbus, OH 43219