

SEND TAX NOTICE TO:
Chase Home Finance LLC
111 East Wisconsin Ave.
Mail Station W11-4033
Milwaukee, WI 53202
(#000000010301343)


20070307000103770 1/3 \$44.50
Shelby Cnty Judge of Probate, AL
03/07/2007 11:46:26AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 4th day of October, 2003, Barry S. Masterson and Susan W. Masterson, husband and wife, executed that certain mortgage on real property hereinafter described to Chase Manhattan Bank, USA, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in 20031230000829340, and

WHEREAS, in and by said mortgage, the Mortgagee 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 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 thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation 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 November 29, 2006, December 6, 2006, and December 13, 2006; and

WHEREAS, on 02/13/2007, 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 Chase Home Finance, LLC,

successor by merger to Chase Manhattan Mortgage Corporation 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, Michael Corvin was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation; and

WHEREAS, Homesales, Inc. of Delaware, was the highest bidder and best bidder in the amount of Twenty-Four Thousand Five Hundred Twenty-Two And 55/100 Dollars (\$24,522.55) on the indebtedness secured by said mortgage, the said Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation, by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto Homesales, Inc. of Delaware all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 5, according to the amended Map of Timber of Timber Park, as recorded in Map Book 13, Page 115, in the Probate Office of Shelby County, Alabama.

Less and except the following:

Begin at the southeasterly corner of Lot 4, of the amended map of Timber Park for the point of beginning; thence run S 01 degrees, 00 minutes W a distance of 2.65 feet; thence run N 60 degrees 42 minutes 14 seconds W a distance of 134.18 feet; thence run N 54 degrees , 13 minutes 10 seconds W a distance

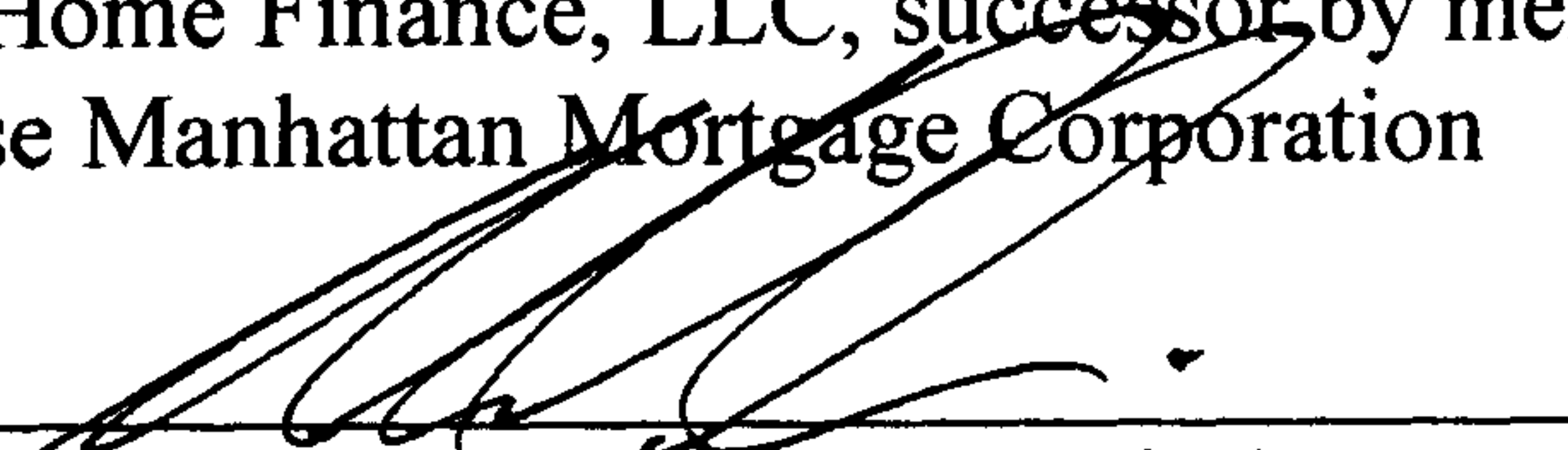
of 20.63 feet to the southwesterly corner of said Lot 4, said point also being on the southeasterly right of way of Timber Circle; thence run along the southerly line of said Lot 4, S60 degrees 42 minutes 14 seconds E a distance of 153.43 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Homesales, Inc. of Delaware, 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, Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation, has caused this instrument to be executed by and through Michael Corvin, as auctioneer

conducting said sale and as attorney-in-fact for said Mortgagee, and said Michael Corvin, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this 02/13/2007.

Chase Home Finance, LLC, successor by merger
to Chase Manhattan Mortgage Corporation
By:

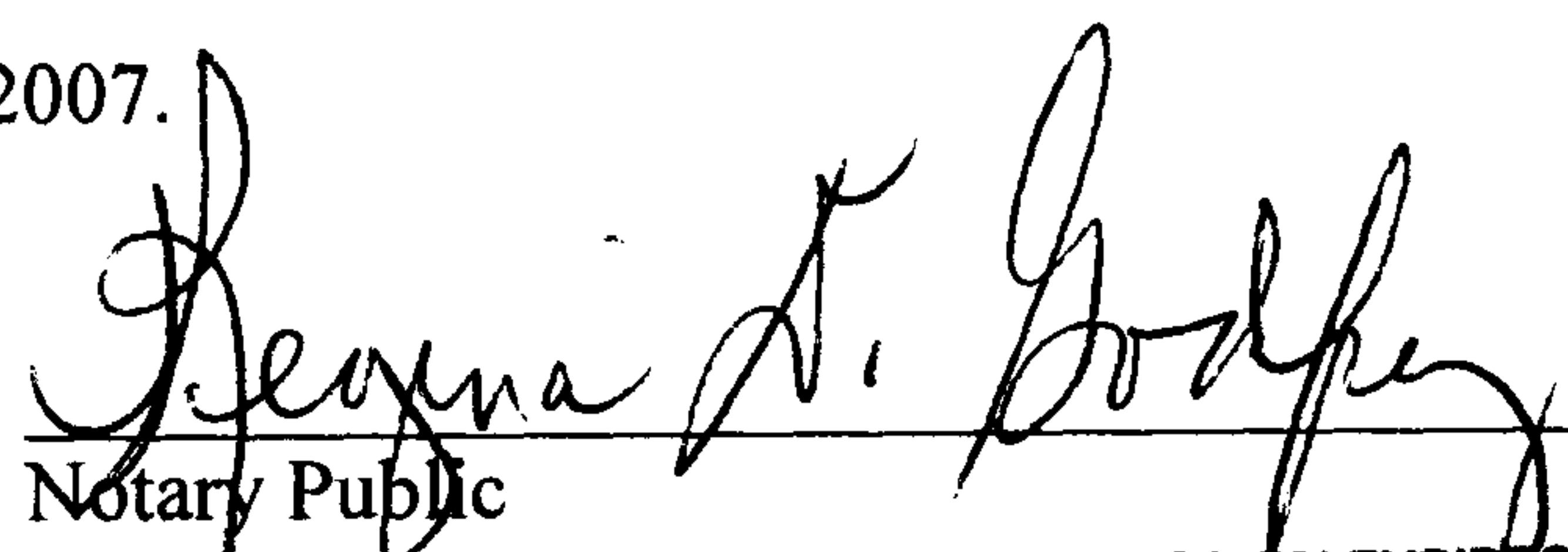

Michael Corvin, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as auctioneer and attorney-in-fact for Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation, 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 Mortgagee.

Given under my hand and official seal on this 02/13/2007.


Notary Public
My Commission Expires ~~MY~~ COMMISSION EXPIRES JANUARY 23, 2010

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

Shelby County, AL 03/07/2007
State of Alabama
Deed Tax: \$24.50