


PREPARED BY: JONATHAN BUTLER
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MSP FILE NO.: 648.0626252AL/smc
LOAN NO.: 0009938515

STATE OF ALABAMA
COUNTY OF SHELBY


20070313000113760 1/2 \$257.50
Shelby Cnty Judge of Probate, AL
03/13/2007 03:44:31PM FILED/CERT

MORTGAGE FORECLOSURE DEED

Shelby County, AL 03/13/2007
State of Alabama

KNOW ALL MEN BY THESE PRESENTS, That:

Deed Tax: \$243.50

WHEREAS, heretofore on January 28, 2005, **Eleanor K. and Raymond Abbott**, by **Eleanor K Abbott**, his attorney in fact, Party of the First Part, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc.**, acting solely as nominee for **Crevecor Mortgage, Inc.**, its successors and assigns., which said mortgage is recorded in Instrument No. 2005030200098160, in the Office of the Judge of Probate of Shelby County, Alabama ; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Mortgage Electronic Registration Systems, Inc. did declare all of the indebtedness secured by the 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, in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of 01/17, 01/24, 01/31/2007, 2/07/2007; and

WHEREAS, on February 15, 2007, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Mortgage Electronic Registration Systems, Inc. in the amount of **TWO HUNDRED FORTY-THREE THOUSAND FOUR HUNDRED THIRTY-ONE AND 81/100 DOLLARS (\$ 243,431.81)**; which the person conducting the sale on behalf of the mortgagee offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to Mortgage Electronic Registration Systems, Inc. and

WHEREAS, Vicki N. Smith, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of **TWO HUNDRED FORTY-THREE THOUSAND FOUR HUNDRED THIRTY-ONE AND 81/100 DOLLARS (\$ 243,431.81)**, on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, 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 **HSBC Bank (USA)**, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

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Being the following described real estate situated in Shelby County, Alabama;

Lot 36, according to the survey of Thorn Berry Subdivision as recorded in Map Book 25, Page 129, in the Office of the Judge of Probate of Shelby County, Alabama.


SOURCE OF TITLE: Instrument No.: 20050725000476490

TO HAVE AND TO HOLD the above described property unto HSBC Bank (USA), its successors and assigns forever; 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; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Eleanor K. and Raymond Abbott, by Eleanor K Abbott, his attorney in fact and Mortgage Electronic Registration Systems, Inc. have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 15th day of February, 2007.

BY:


AS: Auctioneer and Attorney-in-fact


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COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Vicki N. Smith whose name as attorney-in-fact and auctioneer for Eleanor K. and Raymond Abbott, by Eleanor K Abbott, his attorney in fact and Mortgage Electronic Registration Systems, Inc., 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 said conveyance, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of February, 2007.


NOTARY PUBLIC
My Commission Expires: 11/14/08



Grantee Name / Send tax notice to:
ATTN: Marques Robertson
Household Mortgage/Fidelity Natl Foreclosure and Bankruptcy
636 Grand Regency Blvd., 3rd Floor
Brandon, FL 33510