

STATE OF ALABAMA)

COUNTY OF SHELBY)

David Vance

THIS FORECLOSURE DEED made this 12th day of June, 2007, between DAVID VANCE, a married man and, ALICIA A. VANCE, his wife, Party of the First Part, and CHASE HOME FINANCE LLC, Party of the Second Part;

W I T N E S S E T H:

WHEREAS, the said DAVID VANCE, a married man and, ALICIA A. VANCE, his wife, heretofore executed to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") Solely as nominee for Lender and Lender's successors and assigns, herein called the Mortgagee, a certain mortgage dated June 20, 2002, and recorded in Instrument No. 20020626000300180, Probate Records 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 WACHOVIA MORTGAGE CORPORATION, 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 25th day of April, 2007, and the 2nd day of May, 2007, and the 9th day of May, 2007, 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 12th day of June, 2007; 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 \$79,904.55 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 Parties 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:

Commence at the Northwest corner of the Northeast quarter – Northwest quarter of Section 8, Township 22 South, Range 2 West and run South 88 degrees 21 minutes 44 seconds East a distance of 420.00 feet to a point; thence South 01 degree 22 minutes 03 seconds West a distance of 377.00 feet to the point of beginning; thence run South 88 degrees 54 minutes 10 seconds East a distance of 111.66 feet to a point; thence run South 01 degree 55 minutes 52 seconds West a distance of 341.23 feet to a point; thence run South 84 degrees 37 minutes 08 seconds West a distance of 88.62 feet to a point; thence run North 00 degrees 18 minutes 57 seconds East, a distance of 37.33 feet to a point; thence run South 89 degrees 54 minutes 36 seconds West a distance of 29.04 feet to a point; thence run North 02 degrees 02 minutes 44 seconds East, a distance of 189.23 feet to a point; thence North 04 degrees 38 minutes 57 seconds East a distance of 125.51 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr., dated May 15, 2002. Situated in Shelby County, Alabama.

Also, easement being 10 feet on each side of the following described line:

Commence at the Northwest corner of the Northeast quarter of the Northwest quarter of Section 8, Township 22 South, Range 2 West, Shelby County, Alabama and run thence South 00 degrees 16 minutes 09 seconds East for 689.97 feet; thence South 89 degrees 59 minutes 52 seconds East for 369.10 feet to the point of beginning of herein described center line; thence from the point of beginning of said center line, run South 42 degrees 30 minutes 44 seconds East for 29.76 feet; thence South 68 degrees 31 minutes 00 seconds East for 85.10 feet; thence South 04 degrees 49 minutes 32 seconds West for 127.46 feet to the point of intersection with the Northerly right of way line of Shelby County Road No. 84. Being situated in the Northeast quarter of the Northwest quarter of Section 8, Township 22 South, Range 2 West, 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.

IN WITNESS WHEREOF, the said DAVID VANCE, a married man and, ALICIA A. VANCE, his wife, 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 DAVID VANCE, a married man and, ALICIA A. VANCE, his wife, 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.

18th IN WITNESS WHEREOF, I have hereunto set my hand and official seal this day of June, 2007.

Arne P. Marshall

Notary Public

My Commission Expires: 3/12/2011

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