

SEND TAX NOTICE TO:
Option One Mortgage Corporation
(#0023194517)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 16th day of August, 2006, Anthony Herndon, unmarried, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for First Franklin a Division of National City Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20060825000418700, said mortgage having subsequently been transferred and assigned to Liquidation Properties, Inc., and

WHEREAS, in and by said mortgage, the Transferee 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee 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 Liquidation Properties Inc., without recourse 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 October 31, 2007, November 7, 2007, and November 14, 2007; and


WHEREAS, on November 27, 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 Liquidation Properties Inc., without recourse 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 as member of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Liquidation Properties Inc., without recourse ; and

WHEREAS, Liquidation Properties Inc., without recourse, was the highest bidder and best bidder in the amount of One Hundred Seventy Thousand And 00/100 Dollars (\$170,000.00) on the indebtedness secured by said mortgage, the said Liquidation Properties Inc., without recourse, by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Liquidation Properties Inc., without recourse all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 7, according to the plat of Cedar Meadows as recorded in Map Book 34, Page 125, being also a resurvey of Lot 6, Block 1, of Mountain View Estates, as recorded in Map Book 4, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Liquidation Properties Inc., without recourse , 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.


20071212000560780 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
12/12/2007 10:29:53AM FILED/CERT

IN WITNESS WHEREOF, Liquidation Properties Inc., without recourse , has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this November 27, 2007.


Liquidation Properties Inc., without recourse

By: Corvin Auctioneering, LLC
Its: Auctioneer and Attorney-in-Fact

By: 
Michael Corvin, Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)


20071212000560780 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
12/12/2007 10:29:53AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as member of Corvin Auctioneering, LLC acting in its capacity as auctioneer and attorney-in-fact for Liquidation Properties Inc., without recourse, 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, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this November 27, 2007.


Notary Public MY COMMISSION EXPIRES OCTOBER 17, 2011
My Commission Expires: _____

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