

20071212000560800 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
12/12/2007 10:32:42AM FILED/CERT

SEND TAX NOTICE TO:
Cenlar
425 Phillips Blvd.
Ewing, New Jersey 08618
(#0023117328)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of March, 2007, Donald J. Halsey and Dianna Katie Halsey, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for MortgageAmerica, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 2007041800179570, said mortgage having subsequently been transferred and assigned to Chase Manhattan Mortgage Corporation, 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 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 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 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 as member of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Chase Manhattan Mortgage Corporation ; and

WHEREAS, Chase Manhattan Mortgage Corporation, was the highest bidder and best bidder in the amount of One Hundred Fifty-Seven Thousand Seven Hundred One And 54/100 Dollars (\$157,701.54) on the indebtedness secured by said mortgage, the said Chase Manhattan Mortgage Corporation, 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 Chase Manhattan Mortgage Corporation all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

From the Northeast corner of Section 11, Township 24 North Range 15 East, run South along the East boundary of said Section 11 a distance of 1430.0 feet; thence turn 75 degrees 00 minutes 40 seconds right and run 69.05 feet; thence turn 39 degrees 08 minutes 20 seconds left and run 95.0 feet to the Northwest corner of a lot heretofore conveyed to Kenneth M. Cooper and G.R. Thomas, as shown by deed recorded in Deed Book 266, at page 278, Office of Judge Probate of Shelby County, Alabama, for the point of beginning of the herein described parcel of land; thence turn an angle to the left of 100 degrees 59 minutes 20 seconds and run Southeasterly along said Cooper-Thomas lot line 135 feet to a point on the East line of said Section 11 to the Southernmost corner of said Cooper-Thomas lot; thence run South along the East boundary of said Section 11 a distance of 12.00 feet to the Northeast corner of the Weldon lot, as described in Deed Book 258, at page 678, in said Probate Office; thence turn 76 degrees 17 minutes 20 seconds right and run along said Weldon lot line 181.36 feet to the Northwest corner of said Weldon lot; thence turn 114 degrees 58 minutes 40 seconds right and run 50.0 feet; thence turn 24 degrees 36 minutes 20 seconds right and run 75.0 feet to the point of beginning of the herein described parcel of land.

TO HAVE AND TO HOLD the above described property unto Chase Manhattan Mortgage Corporation , 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 Manhattan Mortgage Corporation , has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said


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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.

Chase Manhattan Mortgage Corporation

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


By: 
Michael Corvin, Member

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 member of Corvin Auctioneering, LLC acting in its capacity as auctioneer and attorney-in-fact for 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, 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: _____

MY COMMISSION EXPIRES OCTOBER 17, 2011

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

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