

PREPARED BY: JOHN RUDD


MORRIS, SCHNEIDER, PRIOR, JOHNSON & FREEDMAN,
LLC

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STATE OF ALABAMA
COUNTY OF SHELBY

MSP FILE NO.: 648.0720786AL/kml

LOAN NO.: 0011306636


20080317000108820 1/2 \$249.00
Shelby Cnty Judge of Probate, AL
03/17/2008 02:29:35PM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on August 18, 2005, **Leslye H. Jones and George C. Jones, wife and husband, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc acting solely as nominee for Wilmington Finance, successors and assigns**, which said mortgage is recorded in Instrument No. 20050824000436700, 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 1/9, 1/16, 1/23; and

WHEREAS, on January 31, 2008, 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 HSBC MORTGAGE SERVICES INC in the amount of **TWO HUNDRED THIRTY-FOUR THOUSAND SIX HUNDRED TWENTY-SIX AND 25/100 DOLLARS (\$ 234,626.25)**; 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 HSBC MORTGAGE SERVICES INC ; and

WHEREAS, Mikki Prince, 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 THIRTY-FOUR THOUSAND SIX HUNDRED TWENTY-SIX AND 25/100 DOLLARS (\$ 234,626.25), 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 MORTGAGE SERVICES INC

, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 2614, according to the Survey of Weatherly Highlands, The Ledges, Sector 26, Phase One, as recorded in Map Book 26, Page 145 in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Book 2001 Page 23858

TO HAVE AND TO HOLD the above described property unto HSBC MORTGAGE SERVICES INC


, 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, Leslye H. Jones and George C. Jones, wife and husband 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 31st day of January, 2008.

BY:

AS:

Mikki Prince
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

Mikki Prince, whose name as attorney-in-fact and auctioneer for Leslye H. Jones and George C. Jones, wife and husband 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 31st day of January, 2008.

Debra Dean Paper

NOTARY PUBLIC

My Commission Expires: 12/21/09

Shelby County, AL 03/17/2008
State of Alabama

Deed Tax: \$235.00

Grantee Name / Send tax notice to:

ATTN: Eric Ogechi

Household Mortgage/Fidelity Natl Foreclosure and Bankruptcy

636 Grand Regency Blvd., 3rd Floor

Brandon, FL 33510