

SEND TAX NOTICE TO:  
U.S. Bank Home Mortgage  
4801 Frederica Street  
Owensboro, KY 42301  
(#7892572142)

STATE OF ALABAMA     )

COUNTY OF SHELBY     )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 21st day of April, 2006, Adam J. Harless and Nadia D. Harless, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for HMSV-USB Lending, LLC D.B.A. MortgageSouth, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20060512000226110, said mortgage having subsequently been transferred and assigned to Mortgage Electronic Registration Systems, Inc., as nominee for US Bank Home Mortgage, ("Transferee"); 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 Mortgage Electronic Registration Systems, Inc., solely as nominee for US Bank Home Mortgage 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 January 16, 2008, January 23, 2008, and January 30, 2008; and

WHEREAS, on February 19, 2008, 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 Mortgage Electronic Registration Systems, Inc., solely as nominee for US Bank Home Mortgage 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 Mortgage Electronic Registration Systems, Inc., solely as nominee for US Bank Home Mortgage; and

WHEREAS, Mortgage Electronic Registration Systems, Inc., solely as nominee for US Bank Home Mortgage, was the highest bidder and best bidder in the amount of One Hundred Three Thousand Fifty-Nine And 83/100 Dollars (\$103,059.83) on the indebtedness secured by said mortgage, the said Mortgage Electronic Registration Systems, Inc., solely as nominee for US Bank Home Mortgage, 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 Mortgage Electronic Registration Systems, Inc., solely as nominee for US Bank Home Mortgage, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

The following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I: Beginning at the S.E. (SE) corner of that part of the N.E. quarter of the N.W. Quarter (NE 1/4 of NW 1/4) of section twenty-one (21) which lies between the Montevallo and Ashville public road on the East and "North Highland", on the West and South of the Montevallo and Elyton Public Road which said land was conveyed by L.N. Nabors and others to Frank Moody, Sr., by deed dated to-wit, August 18, 1903, and recorded in deed record of said Shelby County, in Deed Book 30, Page 230; thence from above point North and parallel with the Montevallo and Ashville Public Road a distance of two hundred fifty feet (250) to point of beginning, thence North and parallel with the Montevallo and Ashville Public Road a distance of (50) fifty feet, thence West and perpendicular with said Montevallo and Ashville Public Road a distance of one hundred fifty feet (150), thence south and parallel with the Montevallo and Ashville Public Road a distance of (50) fifty feet, thence East perpendicular with the Montevallo and Ashville Public Road a distance of one hundred fifty feet (150) to a point of beginning.

Parcel II: Beginning at a point where the West right of way line of the Montevallo and Siluria Public Road crosses the South line of the NE 1/4 of the NW 1/4 of Section 21, Township 22, Range 3 W and run along said road North 3 degrees 10 minutes West, 400 feet, thence West and perpendicular to said road a distance of 120 feet to the point of beginning, thence continue in the same direction perpendicular to said road a distance of 20 feet, thence South and parallel with said road a distance of 100 feet, thence East and perpendicular to said road a distance of 20 ft., thence North and parallel with said road a distance of 100 feet to the point of beginning.

Parcel III: Beginning at a point where the West right of way line of Montevallo and Siluria Public Road crosses the South line of NE 1/4 of NW 1/4 of Section 21, Township 22, Range 3 West and run along said road North, 3 degrees and 10 minutes West, 300 feet to the point of beginning of the lot herein conveyed; thence continue in the same direction along said road a distance of 100 feet; thence West and perpendicular to said road a distance of 120 feet; thence South and parallel with said road a distance of 100 feet; thence East and perpendicular to said road, a distance of 120 feet to point of beginning.



TO HAVE AND TO HOLD the above described property unto Mortgage Electronic Registration Systems, Inc., solely as nominee for US Bank Home Mortgage 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, Mortgage Electronic Registration Systems, Inc., solely as nominee for US Bank Home Mortgage, 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 February 19, 2008.

Mortgage Electronic Registration Systems, Inc., solely as nominee for US Bank Home Mortgage

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 Mortgage Electronic Registration Systems, Inc., solely as nominee for US Bank Home Mortgage, 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 February 19, 2008

  
Notary Public  
My Commission Expires:

**MY COMMISSION EXPIRES OCTOBER 26, 2011**

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