


This instrument was prepared by:
Harold H. Goings
Spain & Gillon, L.L.C.
2117 2nd Avenue North
Birmingham, AL 35203


20080724000299220 1/2 \$126.00
Shelby Cnty Judge of Probate, AL
07/24/2008 02:06:28PM FILED/CERT

STATE OF ALABAMA)

MORTGAGE FORECLOSURE DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit: the 24th day of June, 2004, Memorie D. Moss, an unmarried woman, executed a certain mortgage on the property hereinafter described to New South Federal Savings Bank as recorded in Instrument No. 20040628000352720 in the Probate Office of Shelby County, Alabama; said mortgage being subsequently transferred and assigned to Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation, by document recorded in Instrument No. 20041025000586700 in the aforesaid Probate Office.

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured 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 city by publication once a week for three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Chase Home Finance, LLC, did declare all of the indebtedness secured by 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 by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of June 18 and 25, 2008 and July 2, 2008; and

WHEREAS, on the 16th day of July, 2008, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and Chase Home Finance, LLC, did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

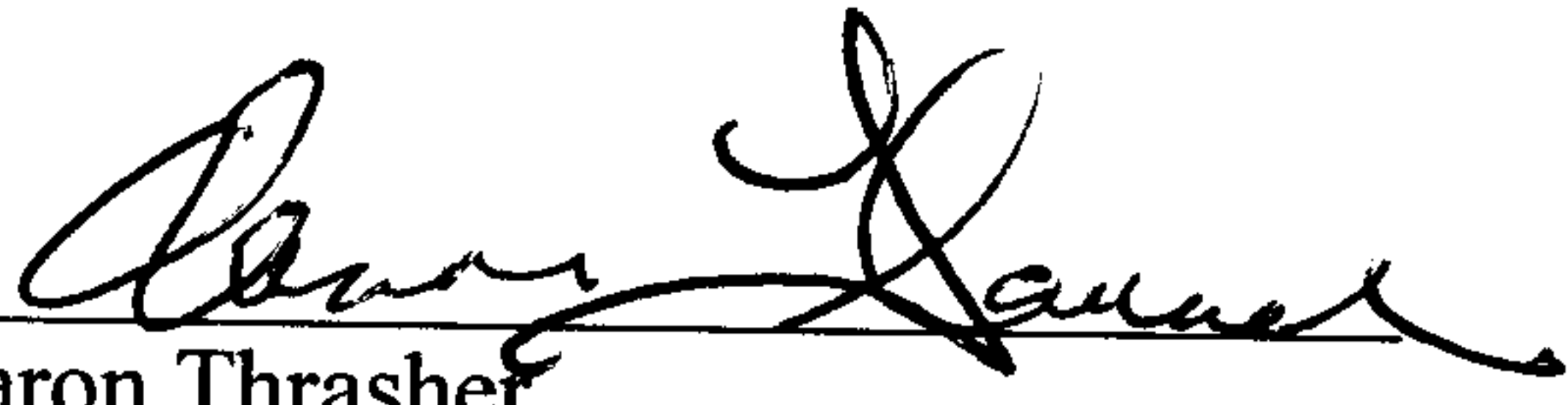
WHEREAS, Aaron Thrasher was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Chase Home Finance, LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of **Homesales, Inc., serviced by Chase Home Finance, LLC**, in the amount of **One Hundred Nine Thousand Six Hundred Fifty and no/100 Dollars (\$109,650.00)**, which sum of money Chase Home Finance, LLC, offered to credit on the indebtedness secured by said mortgage, the said Chase Home Finance, LLC, by and through Aaron Thrasher as Auctioneer conducting said sale and as attorney in fact for Chase Home Finance, LLC, and the said Aaron Thrasher as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said **Homesales, Inc.**, the following described property situated in Shelby County, Alabama, to-wit:

Lot 273, according to the Amended Map of Final Plat of Camden Cove, Sector 9, as recorded in Map Book 33, Page 14, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described property to **Homesales, Inc.**, 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.

IN WITNESS WHEREOF, Chase Home Finance, LLC, has caused this instrument to be executed by and through Aaron Thrasher as Auctioneer conducting said sale, and as Attorney in Fact, and Aaron Thrasher, as Auctioneer conducting said sale has set his/her hand and seal on this the 16th day of July, 2008.


Aaron Thrasher
as Auctioneer and Attorney in Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public for the State of Alabama and said County, hereby certify that Aaron Thrasher whose name as Auctioneer and Attorney in Fact 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/she, in his/her capacity as said Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 16th day of July, 2008.


Notary Public
My Commission Expires **MY COMMISSION EXPIRES 07-27-2011**

Grantor's Address:
3415 Vision Drive
Columbus, OH 43219-6009

Shelby County, AL 07/24/2008
State of Alabama

Deed Tax: \$110.00


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