



20080820000335140 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
08/20/2008 01:10:20PM FILED/CERT

SEND TAX NOTICE TO:

Household
Attention: Tanya Wood
636 Grand Regency Boulevard
Brandon, FL 33510
(#12362315)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 26th day of October, 2005, Katrina D. Mixon, Ross T. Mixon, joint tenancy, wife and husband, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for Southstar Funding, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 2005102700558870 , said mortgage having subsequently been transferred and assigned to HSBC Mortgage Services Inc. ("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 HSBC Mortgage Services, Inc. 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 July 16, 2008, July 23, 2008, and July 30, 2008; and

WHEREAS, on August 12, 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 HSBC Mortgage Services,

Inc. 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 HSBC Mortgage Services, Inc. ; and

WHEREAS, HSBC Mortgage Services, Inc., was the highest bidder and best bidder in the amount of One Hundred Thousand One Hundred And 00/100 Dollars (\$100,100.00) on the indebtedness secured by said mortgage, the said HSBC Mortgage Services, Inc., 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 HSBC Mortgage Services, Inc., all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lots 16, 15, 14, 13 and 12 according to Resurvey of Russel R. Hetz property as recorded in Map Book 3, Page 119, in Probate Office of the Judge of Probate of Shelby County, Alabama.

Also: A part of Lot 11, Block 52 , according to Resurvey of Russel R. Hetz Property, as recorded in Map Book 3, Page 119, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described by metes and bounds as follows: Beginning at a steel pin corner marking the Southwest corner of Lot 16, Block 52, Resurvey of Russel R. Hetz property as recorded in Map Book 3 Page 119, in the Office of the Judge of Probate of Shelby County, Alabama and run thence Northerly along the West line of said Block 52 a distance of 250.00 feet to a steel pin marking the Northwest corner of Lot 12 of said Block 52 of said resurvey of Russel R. Hetz Property; thence turn a deflection angle of 83 Degrees 21 Minutes 11 Seconds to the right and run East-Northeasterly a distance of 151.01 feet to a steel pin corner 17.0 feet North of the Northeast corner of same said Lot 12, of same said Block 52, of same said Resurvey of Russel R. Hetz Property; thence turn a deflection angle of 96 Degrees 38 Minutes 49 Seconds to the right and run Southerly along the West line of twenty foot alley a distance of 267.00 feet to a steel pin corner on the Southeast corner of Lot 16, of same said Block 52, of same said resurvey of Russel R. Hetz property; thence turn a deflection angle of 89 Degrees 49 Minutes 00 Seconds right and run Westerly along the South line of said Lot 16, a distance of 150.00 feet to the point of beginning . According to the survey of Joseph E. Conn, JR. RLS #9049, dated August 14, 1997.

TO HAVE AND TO HOLD the above described property unto HSBC Mortgage Services, Inc. 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, HSBC Mortgage Services, Inc., 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 August 12, 2008.

HSBC Mortgage Services, Inc.

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 HSBC Mortgage Services, Inc., 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 August 12, 2008.


Notary Public

My Commission Expires: **MY COMMISSION EXPIRES FEBRUARY 5, 2012**

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