


PREPARED BY: JOHN RUDD
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MSP FILE NO.: 648.0717896AL/k
LOAN NO.: 0009158338


20080829000347290 1/3 \$220.00
Shelby Cnty Judge of Probate, AL
08/29/2008 12:38:16PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 08/29/2008
State of Alabama

MORTGAGE FORECLOSURE DEED

Deed Tax: \$202.00

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on September 3, 2004, **Edward V. Keaton, a single man as his sole and separate property, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc acting solely as nominee for Homequest Capital Funding its successor and assigns**, which said mortgage is recorded in Instrument No. 20040907000496880, 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 acting solely as nominee for Homequest Capital Funding its successor and assigns 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 7/3, 7/10, 7/17; and

WHEREAS, on July 24, 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 **HOUSEHOLD FINANCE CORP OF ALABAMA** in the amount of **TWO HUNDRED TWO THOUSAND TWENTY AND 00/100 DOLLARS (\$ 202,020.00)**; 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 **HOUSEHOLD FINANCE CORP OF ALABAMA**; 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 TWO THOUSAND TWENTY AND 00/100 DOLLARS (\$ 202,020.00)**, 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 **HOUSEHOLD FINANCE**

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

A part of Lot 8, according to the survey of Beeswax Estates, as recorded in Map Book 10, Page 29, in the Probate Office of Shelby County, Alabama, being further described as follows:

A parcel of land in the SE 1/4 of the NW 1/4 of Section 17, Township 21 South Range 1 East, being a part of the same land described in a deed to James and Nancy Reddell, recorded in Real Book 341, at Page 65, of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows: Commencing at the NW corner of the SE 1/4 of the NW 1/4 of said Section 17; thence South 89 degrees 59 minutes 16 seconds East along the North line of said sixteenth Section, a distance of 31.98 feet to a point; thence South 00 degrees, 08 minutes, 31 seconds East a distance of 665.67 feet to a point; thence South 89 degrees, 57 minutes, 07 seconds East a distance of 223.26 feet to the point of beginning; thence South 89 degrees, 57 minutes, 07 seconds East a distance of 674.28 feet to a point; thence South 00 degrees, 02 minutes, 53 seconds West a distance of 646.23 feet to a point; thence North 89 degrees, 54 minutes, 57 seconds West a distance of 674.28 feet to a point; thence North 00 degrees, 02 minutes, 53 seconds East a distance of 645.81 feet to the point of beginning of the centerline of said right of way and extend said centerline North to Alston Farm Road. All in Shelby County, Alabama.

ALSO, a 30-foot easement more particularly described as follows:

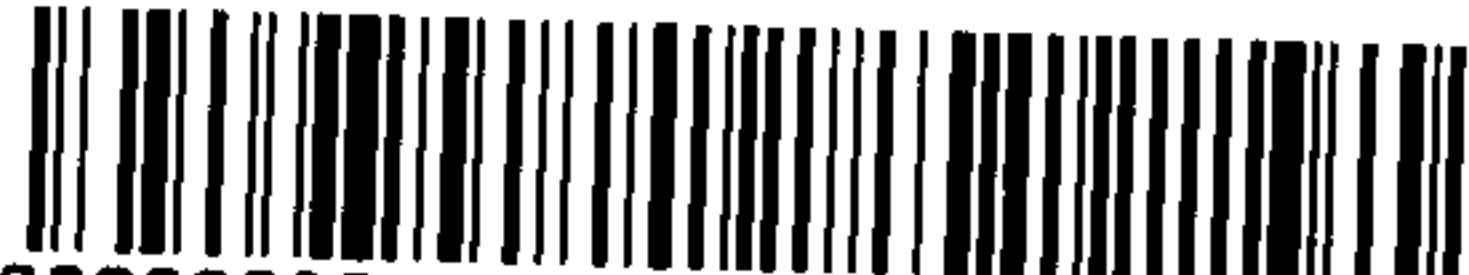
Commencing at the NW corner of the SE 1/4 of the NW 1/4 of said Section 17; thence South 89 degrees, 59 minutes, 16 seconds East along the North line of said sixteenth Section a distance of 31.98 feet to a point; thence South 00 degrees, 08 minutes, 31 seconds East a distance of 665.67 feet to a point; thence South 89 degrees, 57 minutes, 07 seconds East a distance of 223.26 feet to a point; thence South 00 degrees, 02 minutes, 53 seconds West a distance of 30.00 feet, to a point; North 89 degrees, 57 minutes, 07 seconds West a distance of 255.25 feet to a point on the West line of said sixteenth Section; thence North 00 degrees, 08 minutes, 31 seconds West a distance of 695.65 feet the point of beginning.

ALSO, a non-exclusive right of way for an access road 20 feet in the width for the purpose of ingress and egress which is described as follows:

From the NW corner of the SE 1/4 of the NW 1/4, Section 17, Township 21 South, Range 1 East, run East for a distance of 10 feet along the North line of said 1/4 - 1/4 section to the point of beginning of the centerline of said right-of way and extend said centerline North to Alston Farm Road.

All is Shelby County, Alabama

SOURCE OF TITLE: Book 20060302000098790 Page


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TO HAVE AND TO HOLD the above described property unto HOUSEHOLD FINANCE CORP OF ALABAMA, 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, Edward V. Keaton, a single man as his sole and separate property and Mortgage Electronic Registration Systems, Inc acting solely as nominee for Homequest Capital Funding its successor and assigns have set their hands and seals by their said

attorney-in-fact and auctioneer at said sale on the 24th day of July,
2008.

BY: Mikki Prince
AS: Auctioneer and Attorney-in-fact

STATE OF ALABAMA
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 Edward V. Keaton, a single man as his sole and separate property and Mortgage Electronic Registration Systems, Inc acting solely as nominee for Homequest Capital Funding its successor and assigns, 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 24th day of July,
2008.

Iva Dean Raper
NOTARY PUBLIC
My Commission Expires:

Grantee Name / Send tax notice to:
ATTN: Eric Ogechi
HSBC Mortgage Services
636 Grand Regency Blvd., 3rd Floor
Brandon, FL 33510