

SEND TAX NOTICE TO:
Cenlar
425 Phillips Blvd.
Ewing, New Jersey 08618

(#0023117831)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 12th day of April, 2007, Anthony Lawley, a married man and Bridget Lawley, his wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for MortgageAmerica, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20070615000282230, said mortgage having subsequently been transferred and assigned to Chase Home Finance ("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 Chase Home Finance 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 November 12, 2008, November 19, 2008, and November 26, 2008; and

WHEREAS, on February 3, 2009, 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 Chase Home Finance 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, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Chase Home Finance ; and

WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of One Hundred Thirty-Three Thousand Six Hundred Sixteen And 58/100 Dollars (\$133,616.58) on the indebtedness secured by said mortgage, the said Chase Home Finance, by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Fannie Mae a/k/a Federal National Mortgage Association, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Parcel I: Commence at a point where the Southeast right-of-way of County Highway No. 30 (Mardis Ferry Road) intersects the West boundary of the East 1/2 of Northwest 1/4 of Section 20; Township 21 South, Range 1 East, being the point of beginning of the parcel of land herein described; thence proceed in a Northwesterly direction along said Southeast right-of-way of County Highway No. 30, being in a 1 degree curve to the left and having a chord distance of 209.00 feet to a point thence turn an angle of 118 degrees 48 minutes 30 seconds to the right (from the extended chord) and proceed for a distance of 209.00 feet to a point; thence turn an angle of 61 degrees 11 minutes 30 seconds to the right and proceed for a distance of 209.00 feet to the point of intersection with the West boundary of said East 1/2 of Northwest 1/4 of Section 20; thence turn an angle of 118 degrees 48 minutes 30 seconds to the right and proceed along the West boundary of said East 1/2 of Northwest 1/4 of Section 20 for a distance of 209.00 feet to the point of beginning. Said parcel of land lying in the East 1/2 of the Northwest 1/4 of Section 20, Township 21 South, Range 1 East, Shelby County, Alabama.

Parcel II: Commence at the point where Southeast right-of-way of County Highway No. 30 (Mardis Ferry Road) intersects the West boundary of the East 1/2 of Northwest 1/4 of Section 20, Township 21 South, Range 1 East; thence proceed in a Northeasterly direction along said Southeast right-of-way of County Highway No. 30, being in a 1 degree curve to the left and having a chord distance of 209.00 feet to the Northeast corner of the Ronnie Joe Jones and Joan Jones lot as described in Deed Book 309, page 182 in the Probate Office of Shelby County, Alabama, being the point of beginning of the parcel herein conveyed; thence continue along the last described route 104 feet to point; thence turn an angle of 118 degrees 48 minutes 30 seconds to the right (from the extended chord) proceed a distance of 209 feet to a point; thence turn an angle of 61 degrees 11 minutes 30 seconds to the right; thence proceed a distance of 104 feet to the Southeast corner of the Ronnie Joe Jones and Joan Jones lot as described in Deed Book 309, page 182 in said Probate Office; thence turn to the right and run in a Northerly direction along the East boundary line of that certain lot as described in Deed Book 309, Page 182 for 209 feet to the point of beginning of the lot herein described; said parcel is lying in the East 1/2 of the Northwest 1/4 of Section 20, Township 21 South, Range 1 East, Shelby County, Alabama.

Parcel III: Begin at the Southwest corner of the Southeast 1/4 of Northwest 1/4, Section 20 Township 21 South, Range 1 East; thence run Easterly along the South boundary line of said Southeast 1/4 of Northwest 1/4 a distance of 420.0 feet to the point; thence turn an angle of 101 degrees 09 minutes 51 seconds to the left and run in a Northerly direction a distance of 518.94 feet to a point; thence turn an angle of 106 degrees 46 minutes 37 seconds to the left and run in a Southwesterly direction a distance of 85.00 feet to a point; thence turn an angle of 2 degrees 28 minutes 34 seconds to the left and run in a



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Shelby Cnty Judge of Probate, AL
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Southwesterly direction a distance of 290.0 feet to a point on the West boundary line of the above mentioned Southeast 1/4 of Northwest 1/4; thence turn an angle of 60 degrees 35 minutes 15 seconds to the left and run Southerly along said West boundary of Southeast 1/4 of Northwest 1/4 a distance of 322.52 feet to the point of beginning. Said parcel of land is lying in the Southeast 1/4 of Northwest 1/4 Section 20, Township 21 South, Range 1 East, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Fannie Mae a/k/a Federal National Mortgage Association 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, Chase Home Finance, has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this February 3, 2009.

Chase Home Finance

By: 

Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, whose name as acting in its capacity as auctioneer and attorney-in-fact for Chase Home Finance, 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/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this February 3, 2009.


Notary Public

My Commission Expires: **MY COMMISSION EXPIRES FEBRUARY 26, 2012**

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