

**THIS INSTRUMENT WAS PREPARED BY:**

Scott J. Humphrey, Esq.  
3829 Lorna Road  
Suite 322  
Hoover, AL 35244

**SEND TAX NOTICES TO:**

HSBC Bank USA, National Association,  
as trustee  
c/o AHMSI  
4600 Regent Blvd., Suite 200  
Irving, TX 75063

STATE OF ALABAMA  
SHELBY COUNTY

Shelby County, AL 04/15/2009  
State of Alabama

Deed Tax: \$97.50



20090415000138020 1/3 \$116.50  
Shelby Cnty Judge of Probate, AL  
04/15/2009 08:47:30AM FILED/CERT

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on June 28, 2005, William Earl Suttle, an unmarried man, executed a certain mortgage on the property hereinafter described to H&R Block Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument No. 20050706000338570 and subsequently transferred and assigned to Option One Mortgage Corporation as instrument recorded in Instrument No. 20050928000506240, aforesaid records; and

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 Shelby County Courthouse door in the City of Columbiana, 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Option One Mortgage Corporation did declare all of the indebtedness secured by said mortgage due and payable 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 January 7, January 14, and January 21, 2009; and

WHEREAS, on January 27, 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 and properly conducted, and Option One Mortgage Corporation did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, M. Katherine Blackwell was the auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Option One Mortgage Corporation; and


WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of HSBC Bank USA, National Association, as Trustee for SG Mortgage Securities Trust 2005-

OPT1 Asset Backed Certificates, Series 2005-OPT1, in the amount of \$97,325.00, which sum of money Option One Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and the said Option One Mortgage Corporation, by and through M. Katherine Blackwell, as auctioneer conducting said sale and as attorney-in-fact for Option One Mortgage Corporation, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said HSBC Bank USA, National Association, as Trustee for SG Mortgage Securities Trust 2005-OPT1 Asset Backed Certificates, Series 2005-OPT1, the following described property situated in Shelby County, Alabama, to-wit:

**Lot 160, according to the survey of Waterford Village, Sector 4, as recorded in Map Book 33, Page 86, in the Probate Office of Shelby County, Alabama.**

TO HAVE AND TO HOLD the above described property to HSBC Bank USA, National Association, as Trustee for SG Mortgage Securities Trust 2005-OPT1 Asset Backed Certificates, Series 2005-OPT1, and its successors and assigns; 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, William Earl Suttle, and Option One Mortgage Corporation have caused this instrument to be executed by and through M. Katherine Blackwell, as auctioneer conducting said sale and as their attorney-in-fact, and M. Katherine Blackwell, as auctioneer conducting said sale, has hereto set his hand and seal on this the 27th day of Janaury, 2009.

  
20090415000138020 2/3 \$116.50  
Shelby Cnty Judge of Probate, AL  
04/15/2009 08:47:30AM FILED/CERT

WILLIAM EARL SUTTLE

By: M. Katherine Blackwell  
M. KATHERINE BLACKWELL, attorney-in-fact

OPTION ONE MORTGAGE CORPORATION

By: M. Katherine Blackwell  
M. KATHERINE BLACKWELL, as the person acting as  
auctioneer and conducting the sale  
as its attorney-in-fact



M. Katherine Blackwell

M. KATHERINE BLACKWELL, as the auctioneer and  
person making said sale

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )


I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that M. Katherine Blackwell, whose name as attorney-in-fact for William Earl Suttle; whose name as attorney-in-fact and agent for Option One Mortgage Corporation; and whose name as auctioneer and person making said sale, 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, in his capacity as such attorney-in-fact, and as such auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, this the 27<sup>th</sup> day of January, 2009.

Karen G. Singleton

Notary Public in and for the State of Alabama,  
at Large

My Commission Expires: 4/25/2010

  
20090415000138020 3/3 \$116.50  
Shelby Cnty Judge of Probate, AL  
04/15/2009 08:47:30AM FILED/CERT

KAREN G. SINGLETON  
Notary Public, AL State at Large  
My Comm. Expires April 25, 2010