


SEND TAX NOTICE TO:
Household
Attention: Tanya Wood
636 Grand Regency Boulevard
Brandon, FL 33510


20090723000284300 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
07/23/2009 02:15:51 PM FILED/CERT

CM #: 45953-741

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 18th day of June, 2007, James Larsen and Teresa Larsen, husband and wife J/T/R/S, executed that certain mortgage on real property hereinafter described to Household Finance Corporation of Alabama, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070627000301890, said mortgage having subsequently been transferred and assigned to Household Finance Corporation of Alabama, ("Mortgagee"); and

WHEREAS, in and by said mortgage, the Mortgagee 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 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 thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Household Finance Corporation of Alabama 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 June 10, 2009, June 17, 2009, and June 24, 2009; and

WHEREAS, on July 14, 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 Household Finance Corporation of

Alabama 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 Household Finance Corporation of Alabama ; and

WHEREAS, Household Finance Corporation of Alabama, was the highest bidder and best bidder in the amount of Eighty-One Thousand Nine Hundred And 00/100 Dollars (\$81,900.00) on the indebtedness secured by said mortgage, the said Household Finance Corporation of Alabama, by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto Household Finance Corporation of Alabama, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

The following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the West 1/2 of the NW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows:


Commence at a point where the West line of Thompson Street intersects the North right of way line of Carters Lane and run thence West and along the North line of Carters Lane 145 feet to the Southwest corner of a lot heretofore conveyed to the grantors herein to the point of beginning; thence continue in the same direction West along said right of way line 65 feet, more or less, to the Southwest corner of the Methodist Church lot; thence along same, North 100 feet, more or less, to a concrete post, being the Southwest corner of B.Z. Coopers home lot; thence East and parallel with the North right of way line of Carters Lane 65 feet, more or less, to the Northwest corner of said lot heretofore conveyed to the grantors herein; thence along same South 100 feet, more or less, to the point of beginning; being situated in the SW 1/4 of the NW 1/4 of Section 25, Township 21 South Range 1 West, Shelby County, Alabama.

Also, begin at the intersection of the West line of Thompson Street with the North line of Carters Lane and run thence North along the West line of Thompson Street 100 feet to a point; thence West and parallel with the North line of Carters Lane 145 feet; thence South and parallel with the West line of Thompson Street 100 feet to the North line of Carters Lane; thence along same East 145 feet to the point of beginning; being situated in the SW 1/4 of the NW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Household Finance Corporation of Alabama 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, Household Finance Corporation of Alabama, 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 July 14, 2009.

Household Finance Corporation of Alabama
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, acting in his/her capacity as auctioneer and attorney-in-fact for Household Finance Corporation of Alabama, 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 Mortgagee acting in his/her capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this July 14, 2009.


Notary Public
My Commission Expires: _____

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

MICHELLE LYNN WILLIAMS
MY COMMISSION
EXPIRES 8/13/12