

SEND TAX NOTICE TO:
Chase Home Finance, LLC
3415 Vision Drive
Columbus, OH 43219

CM #: 137151

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 19th day of August, 2004, Gregory Hugh Debter, a single person, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Wachovia Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Inst. # 20040823000469930, said mortgage having subsequently been transferred and assigned to Chase Home Finance LLC, ("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, LLC 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 4, 2009, November 11, 2009, and November 18, 2009; and

WHEREAS, on December 4, 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, LLC 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, LLC ; and

WHEREAS, Chase Home Finance, LLC, was the highest bidder and best bidder in the amount of Sixty-Seven Thousand Six Hundred Thirty-Nine And 26/100 Dollars (\$67,639.26) on the indebtedness secured by said mortgage, the said Chase Home Finance, LLC, 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 Chase Home Finance, LLC, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the NW Quarter of the NE Quarter of SW Quarter, Section 23, Township 18 South, Range 2 East, and run thence Westerly along the said South line of the SE Quarter of the NW Quarter and the South line of the SW Quarter of the NW Quarter a distance of 1,575.02 feet to a point on the top of the Ridge of "Hog" Mountain; thence turn an angle of 119 Degrees 40 Minutes 10 Seconds right and run along said ridge a distance of 198.73 feet to a point; thence turn an angle of 12 Degrees 53 Minutes 00 Seconds right and continue along ridge a distance of 221.72 feet to the point of beginning of the property being described; thence continue along last described course a distance of 178.30 feet to a point; thence turn an angle of 17 Degrees 48 Minutes to the right and run a distance of 118.59 feet to a point; thence turn an angle of 9 Degrees 28 Minutes right and run a distance of 101.61 feet; thence turn an angle of 4 Degrees 49 Minutes right and run a distance of 101.41 feet to a point; thence turn an angle of 5 Degrees 34 Minutes left and run 390.24 feet to a point; thence turn an angle to the left of 18 Degrees 57 Minutes and run 134.96 feet to a point on the West right of way line of Shelby County Highway No. 57; thence run South along said West right of way of Highway No. 57 a distance of 95.99 feet to a point; thence turn an angle right of 104 Degrees 14 Minutes 22 Seconds and run 204.04 feet to a point; thence turn an angle left of 90 degrees and run 210 feet to a point; thence turn an angle of 90 Degrees and run 210 feet to a point on the West right of way line of said Highway No. 57; thence





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Shelby Cnty Judge of Probate, AL
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South along the said West right of way line of said Highway 189 feet to a point; thence turn an angle to the right of 99 Degrees 19 Minutes 52 Seconds and run West 979.19 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Chase Home Finance, LLC 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, LLC, 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 December 4, 2009.

Chase Home Finance, LLC

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 Chase Home Finance, LLC, 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 his/her capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this December 4, 2009.

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES NOVEMBER 18, 2012

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

