

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

CM #: 141784

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 5th day of May, 2006, Robert Frederick, Jr., a married man and wife, Angela Frederick, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for New South Federal Savings Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Inst. # 20060515000228220, 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 December 16, 2009, December 23, 2009, and December 30, 2009; and

WHEREAS, on January 12, 2010, 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 Nelson 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 Two Hundred Six Thousand Five Hundred Fifty-Three And 17/100 Dollars (\$206,553.17) on the indebtedness secured by said mortgage, the said Chase Home Finance, LLC, by and through Aaron Nelson 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:

Part of the Southwest Quarter of Northeast Quarter of Section 7, Township 22 South, Range 2 West described as follows: Commence at the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 7 and go South 37 Degrees 49 Minutes East for 39.78 feet; thence South 89 Degrees 33 Minutes East for 186.35 feet; thence South 82 Degrees 10 Minutes East for 435.19 feet to the point of beginning; thence South 12 Degrees 29 Minutes East for 432 feet to the North boundary of Woodfield Road; thence North 77 Degrees 31 Minutes East along this boundary 441.30 feet to the beginning of a curve to the right having a central angle of 111 Degrees 3 Minutes and a radius of 60 feet; thence along this curve 116.29 feet; thence North 8 Degrees 34 Minutes East for 170.70 feet; thence North 82 Degrees 1 Minute West for 623.85 feet to the point of beginning. 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.



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Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, Chase Home Finance, LLC, has caused this instrument to be executed by and through Aaron Nelson, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Nelson, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this January 12, 2010.

Chase Home Finance, LLC

By:



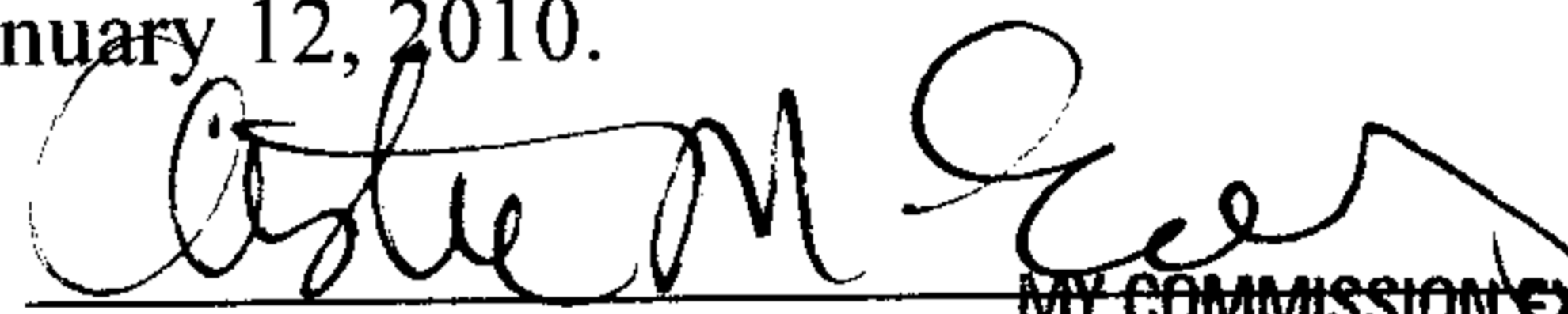
Aaron Nelson, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, 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 January 12, 2010.



Notary Public

MY COMMISSION EXPIRES OCTOBER 26, 2011

My Commission Expires: _____

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



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Shelby Cnty Judge of Probate, AL
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