


THIS INSTRUMENT
WAS PREPARED BY:

Ryan Newberry
Trustee Management Company
10975 El Monte, Suite 225
Overland Park, KS 66211
(913) 383-8922


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Shelby Cnty Judge of Probate, AL
03/19/2010 02:18:23 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF Shelby)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that,

WHEREAS, heretofore, on to-wit: March 17, 2006, Brian Kelly South and , a single man, Mortgagors, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc** as nominee for Lexim Mortgage, LLC, a corporation, said mortgage being recorded in Instrument Number 20060322000133760, on March 22, 2006, in the Office of the Judge of Probate of Shelby County, Alabama; 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, 112 North Main Street, Columbiana, AL 35051, 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 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 HSBC Mortgage Services, Inc., as transferee, did declare all of the indebtedness secured by the mortgage, due and payable, and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclose of said mortgage in accordance with the terms thereof, by U.S. Mail and by publication in Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Alabama in its issues of January 20, 27, and February 3, 2010.

WHEREAS, on February 10, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said HSBC Mortgage Services, Inc., as transferee, did offer for

sale and sell at public outcry, in front of the Courthouse door, 112 North Main Street, Columbiana, AL 35051, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Michael Misenheimer was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for HSBC Mortgage Services, Inc.; and

WHEREAS, HSBC Mortgage Services, Inc. was the highest and best bidder in the amount of Ninety-Three Six Hundred Sixty-Eight and 49/100 (\$93,668.49) on the indebtedness secured by said mortgage, the said, by and through Michael Misenheimer, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby remise, release, quit claim and convey unto all of its right, title and interest in and to the following described property situated in Shelby County, Alabama, to-wit;

Lot 42, according to the Survey of Cedar Grove at Sterling Gate, Secotr 1, Phase 1, as recorded in Map Book 22, Page 92, in the Probate Office of Shelby County, Alabama.

Parcel ID#: 23-2-04-0-002-020.000

More commonly known as: 128 Cedar Grove Parkway, Alabaster, AL 35114.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the recorded of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantors hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD, the above described property unto the said . its successors and assigns forever, 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; also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record I the aforesaid Probate Office.

IN WITNESS WHEREOF, the said HSBC Mortgage Services, Inc., as transferee by and through Michael Misenheimer as auctioneer conducting said sale and as attorney-in-fact for said mortgagee/transferee caused these presents to be executed on this the 18th day of February, 20 10.

HSBC Mortgage Services, Inc.

By: Michael Misenheimer,
Auctioneer who conducted said sale and
attorney-in-fact

STATE OF Georgia)
COUNTY OF Gwinnett)

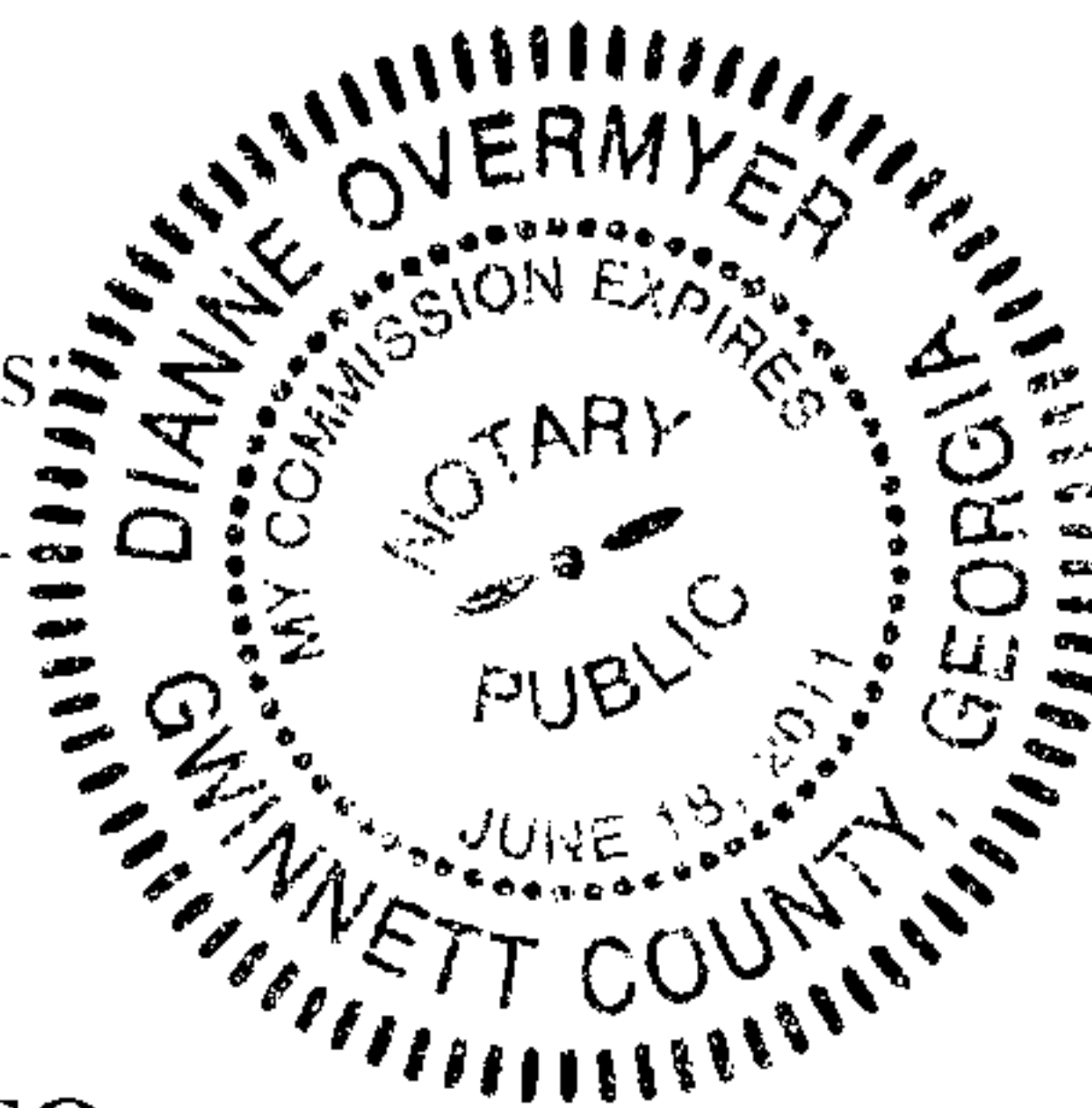
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael Misenheimer, whose name as auctioneer and attorney-in-fact for the said HSBC Mortgage Services, Inc., is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he, in his capacity as such auctioneer attorney-in-fact, executed the same voluntarily on the day the same bears date and as the act of said transferee/mortgagee.

Given under my hand and official seal this the 18th day of February, 20 10.

Dianne Overmyer
Print: Dianne Overmyer
NOTARY PUBLIC

My Commission Expires
June 18, 2011

[seal]



Deed Tax : \$94.00

SEND TAX NOTICE TO:

P.O. Box 9068, Brandon, FL 33509-9068

After Recording return to: Trustee Management Company 10975 El Monte, Suite 225
Overland Park, KS 66211 (913) 383-8922