

STATE OF ALABAMA )

COUNTY OF SHELBY )

### FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on, to-wit: the 24<sup>th</sup> day of September, 2003, J ELIZABETH LANGFORD, unmarried, executed a mortgage to UNION FEDERAL BANK OF INDIANPOLIS, its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on the 2<sup>nd</sup> day of October, 2003, in Instrument Number 20031002000663070, Probate Records of Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which said mortgage was subsequently assigned to CHASE MANHATTAN MORTGAGE CORPORATION, by assignment recorded in Instrument Number 20040405000173810, Probate Records of Shelby County, Alabama; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee or its assigns shall have the authority to sell said property before the Courthouse Door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and thereafter notice was published in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the 27<sup>th</sup> day of January, 2010, and the 3<sup>rd</sup> day of February, 2010 and the 10<sup>th</sup> day of February, 2010, that the hereinafter described property would be sold before the front door of the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on the 9<sup>th</sup> day of March, 2010, and

WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale CHASE HOME FINANCE LLC, became the purchaser of the hereinafter described property at and for the sum of \$33,054.96, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, JAMES J. ODOM, JR., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by CHASE HOME FINANCE LLC, SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION;

NOW THEREFORE, IN consideration of the premises J ELIZABETH LANGFORD, unmarried, and CHASE HOME FINANCE LLC, SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said CHASE HOME FINANCE LLC, the following described real property situated in Shelby County, Alabama, to-wit:

A part of the SE 1/4 of SE 1/4 of Section 29, Township 19 South, Range 2 East, more particularly described as follows: Commence at the SE corner of said 1/4 1/4 section and run South 87 deg. 30 min West a distance of 399.2 feet to a point; thence North 1 deg. West a distance of 157.4 feet to a point, thence North 1 deg. 30 min West a distance of 228.4 feet to a point; thence North 3 deg. East a distance of 315 feet to point of beginning of the lot herein described, which said point is the NW corner of the Strickland lot; thence continue North 3 deg East along the Easterly line of a gravel road 210 feet; thence South 82 deg 30 min. West a distance of 210 feet; thence South 3 deg. 30 min. West a distance of 210 feet;





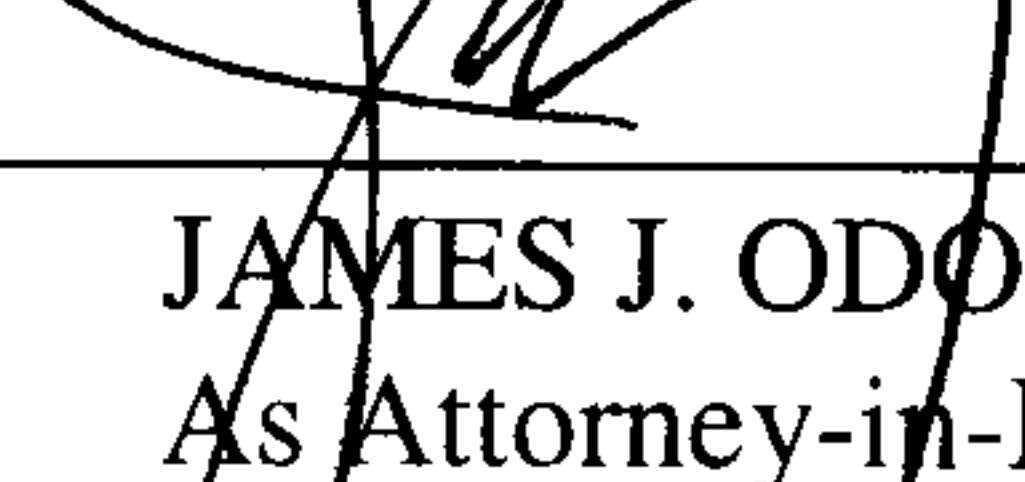
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Shelby Cnty Judge of Probate, AL  
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thence North 82 deg 30 min. West a distance of 210 feet to the point of beginning. Situated in Shelby County, Alabama. Excepting right of way of county road. Less and except that part previously sold to the State of Alabama in Deed Book 344 page 163 in the Probate Office.

TO HAVE AND TO HOLD unto the CHASE HOME FINANCE LLC, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said CHASE HOME FINANCE LLC, under and by virtue of the power and authority contained in the aforesaid mortgage. Subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said J ELIZABETH LANGFORD, unmarried, and CHASE HOME FINANCE LLC, SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

J ELIZABETH LANGFORD, unmarried and  
CHASE HOME FINANCE LLC, SUCCESSOR  
BY MERGER TO CHASE MANHATTAN  
MORTGAGE CORPORATION

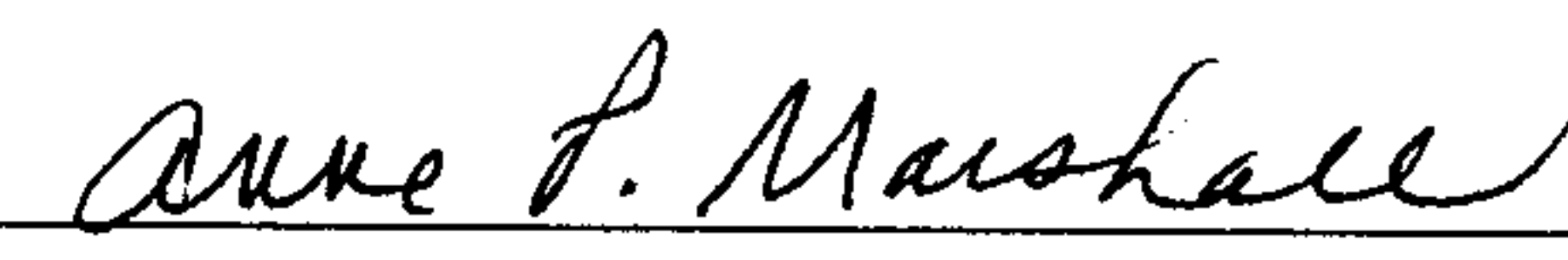
BY:   
JAMES J. ODOM, JR.  
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that JAMES J. ODOM, JR. whose name as attorney-in-fact and auctioneer for J ELIZABETH LANGFORD, unmarried, and CHASE HOME FINANCE LLC, SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION 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 the conveyance, he, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 22<sup>nd</sup> day of March, 2010.

  
Notary Public  
My Commission Expires: 3-12-2011

THIS INSTRUMENT PREPARED BY:  
ROBERT J. WERMUTH  
STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.  
P.O. BOX 307  
HUNTSVILLE, AL 35804

Grantees Address:  
Chase Home Finance  
3415 Vision Dr.  
Columbus, OH 43219