


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

  
20100401000096790 1/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
04/01/2010 09:38:34 AM FILED/CERT

CM #: 150834

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 2nd day of November, 2005, Gary M. Davis and Kimberly C. Davis, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for MortgageAmerica, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Inst. # 20051209000637850, said mortgage having subsequently been transferred and assigned to Chase Home Finance LLC, by instrument recorded in Instrument No. 20091124000436310, in the aforesaid Probate Office ("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 February 10, 2010, February 17, 2010, and February 24, 2010; and

WHEREAS, on March 16, 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 Fifty-One Thousand Three Hundred Seventy-Nine And 49/100 Dollars (\$51,379.49) 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:

Commence at the intersection of the Easterly right of way line of Mill Street and the Northerly right of way line of 4th Avenue West, said right of way line as shown on the Map of the Dedication of the Streets and Easements, town of Siluria, Alabama; thence Northeasterly along said right of way line of 4th Avenue West for 88.00 feet to the point of beginning; thence 91 Degrees 01 Minutes 36 Seconds, left and run Northwesterly for 188.65 feet thence 87 Degrees 34 Minutes 06 Seconds, right and run Northeasterly for 124.47 feet; thence 90 Degrees 12 Minutes 31 Seconds, right and run Southeasterly for 196.45 feet to a point on the Northerly right of way line of 4th Avenue West; thence 93 Degrees 14 Minutes 59 Seconds, right and run Southwesterly along said right of way line of 4th Avenue West for 132.00 feet to the point of beginning. The above described land being known as Lot No. 35 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph L. Miller, Reg. Civil Engineer on October 5, 1965.

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 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 March 16, 2010.

Chase Home Finance, LLC

By:

Aaron Nelson  
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 March 16, 2010.

Rebecca Rugeley  
Notary Public  
My Commission Expires: MY COMMISSION EXPIRES DECEMBER 17, 2013

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

