

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

CM #: 157099

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 15th day of November, 2007, Jeff S. Livingston and Shelia M. Livingston, a married couple, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Advance Mortgage & Investment Co. of North FL, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20071127000538250, 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 March 24, 2010, March 31, 2010, and April 7, 2010; and

WHEREAS, on April 20, 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

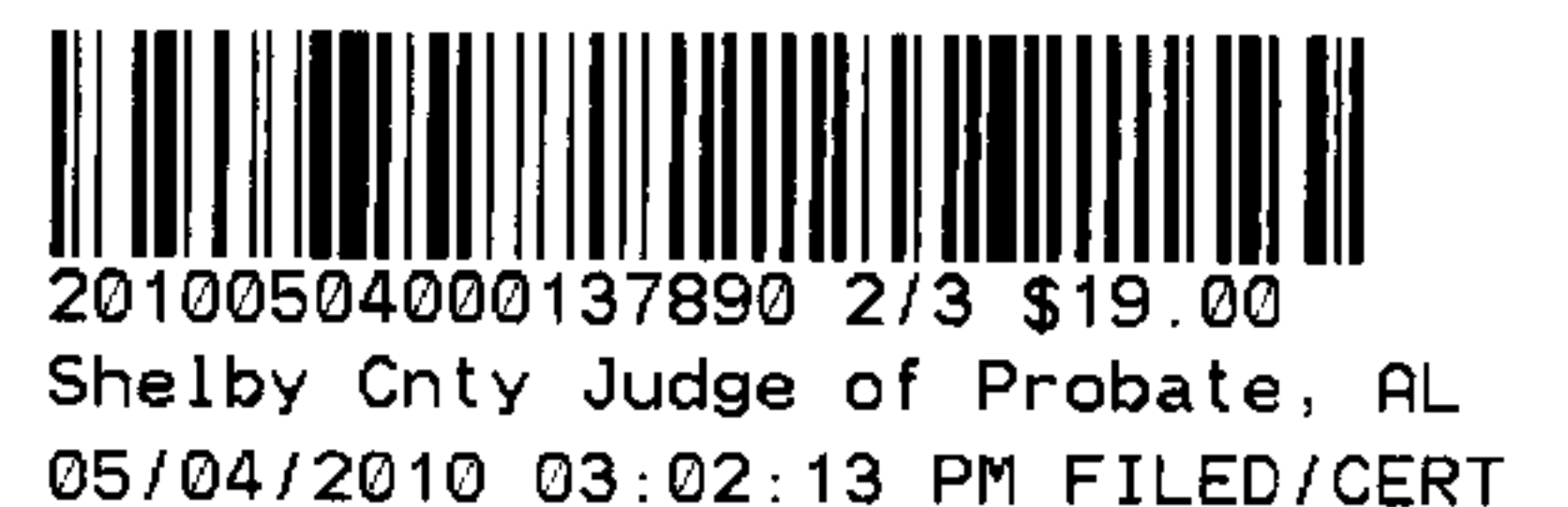
WHEREAS, Aaron Nelson as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Chase Home Finance, LLC ; and

WHEREAS, Chase Home Finance, LLC, was the highest bidder and best bidder in the amount of One Hundred Fifty-Five Thousand Nine Hundred Sixty-Eight And 18/100 Dollars (\$155,968.18) on the indebtedness secured by said mortgage, the said Chase Home Finance, LLC, by and through Aaron Nelson as member of AMN Consulting, LLC 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:

Begin at the Southeast corner of the South half of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 34, Township 21 South, Range 1 West; thence run North along the East line of said Quarter-Quarter Section a distance of 730.85 feet to the point of beginning of the parcel herein conveyed; thence run North along the East line of the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Northwest Quarter of Section 34, Township 21 South, Range 1 West a distance of 670.85 feet; thence turn an angle of 91 Degrees 26 Minutes 33 Seconds to the left and run a distance of 325.00 feet; thence turn an angle of 88 Degrees 33 Minutes 23 Seconds to the left and run a distance of 670.33 feet; thence turn an angle of 91 Degrees 21 Minutes 11 Seconds to the left and run a distance of 325.00 feet to the point of beginning. Said parcel of land herein conveyed being located in the North half of the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Northwest Quarter of Section 34, Township 21 South, Range 1 West.

Also: a 60.00 foot easement, 30.00 feet on either side of a centerline described as: Commence at the Southeast corner of the South half of the Southwest Quarter of the Northwest Quarter of Section 34, Township 21 South, Range 1 West; thence run North along the East line of said Quarter-Quarter Section a distance of 30.00 feet to the point of beginning; thence turn an angle of 88 Degrees 38 Minutes 53 Seconds to the right and run a distance of 580 feet, more or less, to the Northwest right of way line of Alabama State Highway No. 25, and the point of ending. 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 Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Nelson as member of AMN Consulting, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this April 20, 2010.

Chase Home Finance, LLC
By: AMN Consulting, LLC
Its: Auctioneer and Attorney-in-Fact

By: Aaron Nelson
Aaron Nelson, Member

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, whose name as member of AMN Consulting, LLC acting in its 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, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this April 20, 2010.

Stacey Harris Pwery
Notary Public MY COMMISSION EXPIRES NOVEMBER 29, 2012
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
05/04/2010 03:02:13 PM FILED/CERT

