

20100825000273640 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/25/2010 12:31:39 PM FILED/CERT

SEND TAX NOTICE TO:
Chase Home Finance, LLC
111 East Wisconsin Ave.
Mail Station W11-4033
Milwaukee, WI 53202

CM #: 168799

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 24th day of March, 2005, William H. Justice and Lisa B. Justice, husband and wife, executed that certain mortgage on real property hereinafter described to AmSouth Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Inst. No. 20050404000153320, said mortgage having subsequently been transferred and assigned to Chase Home Finance LLC, by instrument recorded in Instrument Number 20100616000191580, 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 June 9, 2010, June 16, 2010, and June 23, 2010; and





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WHEREAS, on August 13, 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 Warner 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 Twenty-Three Thousand Nine Hundred Twenty And 00/100 Dollars (\$123,920.00) on the indebtedness secured by said mortgage, the said Chase Home Finance, LLC, by and through Aaron Warner 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 West Margin Of Main Street And The North Margin Of Sterrett Street In The City Of Columbiana, Alabama; Thence Run Northerly Along The West Margin Of Main Street A Distance Of 168.0 Feet To The Point Of Beginning; Thence Continue Along The Same Line Of Direction For A Distance Of 179.0 Feet To A Point; Thence Turn An Angle Of 90 Degrees To The Left And Run Westerly A Distance Of 249.97 Feet To A Point; Thence Turn An Angle Of 90 Degrees To The Left And Run Southerly A Distance Of 119.0 Feet To A Point; Thence Turn An Angle Of 90 Deg. To The Left And Run Easterly A Distance Of 46.97 Feet To A Point; Thence Turn An Angle Of 90 Degrees To The Right And Run Southerly A Distance Of 57.46 Feet To A Point; Thence Turn An Angle Of 89 Degrees 17 Minutes To The Left And Run Easterly A Distance Of 203.0 Feet To The Point Of Beginning. Said Lot Is Lying In The Southeast Quarter Of The Southeast Quarter, Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

Also, A Non-Exclusive Easement For Ingress And Egress, Being More Particularly Described As Follows: Commence At The Intersection Of The West Margin Of Main Street And The North Margin Of Sterrett Street In The City Of Columbiana, Alabama; Thence Run Northerly Along The Said West Margin Of Main Street A Distance Of 347.0 Feet To The Point Of Beginning Of The Easement Herein Described; Thence Continue Along The Same Line Of Direction For A Distance Of 15.0 Feet To A Point; Thence Turn An Angle Of 90 Degrees To The Left And Run Westerly A Distance Of 165.0 Feet To A Point; Thence Turn An Angle Of 90 Degrees To The Left And Run Southerly A Distance Of 15.0 Feet; Thence Turn An Angle Of 90 Degrees To The Left And Run Easterly A Distance Of 165.0 Feet To The Point Of Beginning. Said Easement Shall Be For The Purpose Of Ingress And Egress, Is Lying In The Southeast Quarter Of Southeast Quarter, Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.



All Being 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 Warner, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this August 13, 2010.

Chase Home Finance, LLC

By: Aaron Warner
Aaron Warner, 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 Warner, 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 August 13, 2010.

David Charles Johnson
Notary Public
My Commission Expires: JUNE 15, 2014

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

