

20100907000289110 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
09/07/2010 02:54:32 PM FILED/CERT

SEND TAX NOTICE TO:
HSBC
Attention: Tanya Wood
636 Grand Regency Boulevard
Brandon, FL 33510

CM #: 102697

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of October, 2006, Dewey Reed and Benita Reed, husband and wife, joint tenants, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. solely as nominee for Corinthian Mortgage Corporation DBA SouthBanc Mortgage, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20061108000548940 and corrected by Instrument No. 20100422000123190, said mortgage having subsequently been transferred and assigned to HSBC Mortgage Services, Inc., by instrument recorded in Instrument Number 20100721000232050, 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 HSBC Mortgage Services, Inc. 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 July 28, 2010, August 4, 2010, and August 11, 2010; and

WHEREAS, on August 27, 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 HSBC Mortgage Services, Inc. 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 HSBC Mortgage Services, Inc.; and

WHEREAS, HSBC Mortgage Services, Inc., was the highest bidder and best bidder in the amount of One Hundred One Thousand Nine Hundred Eighty-Five And 34/100 Dollars (\$101,985.34) on the indebtedness secured by said mortgage, the said HSBC Mortgage Services, Inc., 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 HSBC Mortgage Services, Inc., all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Parcel I

The following described Real Estate, situated in Shelby County, Alabama, to wit:

Commence at the Southwest corner, Section 14, Township 24 North, Range 15 East; thence run Easterly along the South boundary of said Section for 1323.89 feet to a rail; thence turn a deflection angle of 89 degrees 45 minutes 25 seconds to the left and run Northerly for 271.51 feet to an iron, being the point of beginning of the parcel herein described; thence turn a deflection angle of 70 degrees 41 minutes 37 seconds to the left and run 73.90 feet to an iron; thence turn a deflection angle of 91 degrees 55 minutes 10 seconds to the right and run 295.30 feet to a point on the South Right-of-Way line of County Highway 71; thence turn a deflection angle of 88 degrees 54 minutes 50 seconds to the right and run along said Right-of-Way for 67.35 feet; thence turn a deflection of 01 degree 17 minutes 15 seconds to the left and run 157.65 feet; thence turn a deflection angle of 92 degrees 22 minutes 24 seconds to the right and run 295.57 feet; thence turn a deflection angle of 88 degrees 04 minutes 51 seconds to the right and run 151.08 feet to the point of beginning. Said parcel is lying in the South 1/2 of Southwest 1/4, Section 14, Township 24 North, Range 15 East.

Less and Except

Commence at the Southwest corner, Section 14, Township 24 North, Range 15 East; thence run Easterly along the South boundary of said Section for 1323.89 feet to a rail; thence turn a deflection angle of 89 degrees 45 minutes 25 seconds to the left and run Northerly for 271.51 feet to an iron; thence turn a deflection angle of 70 degrees 41 minutes 37 seconds to the left and run 21.90 feet to an iron, being the point of beginning of the parcel herein described; thence continue along the last described course of 52.00 feet to an iron; thence turn a deflection angle of 91 degrees 55 minutes 10 seconds to the right and run 128.81 feet to a point; thence turn a deflection angle of 157 degrees 45 minutes 18 seconds to the right and run 137.29 feet to the point of beginning. Said parcel is lying in the Southwest 1/4 of Southwest 1/4, Section 14, Township 24 North, Range 15 East.

Parcel II

Commence at the Southwest Corner, Section 14, Township 24 North, Range 15 East; thence run Easterly along the South Boundary of said Section for 1323.89 feet to a rail; thence turn a deflection angle of 89 degrees 45 minutes 25 seconds to the left and run Northerly for 271.51 feet to an iron; thence turn a deflection angle of 70 degrees 41 minutes 37 seconds to the left and run 73.90 feet to an iron; thence turn a deflection angle of 91 degrees 55 minutes 10 seconds to the right and run 128.81 feet to the point of beginning of the parcel herein described, thence continue along the last described course for 166.49 feet to a point on the South Right of Way line of County Highway 71; thence





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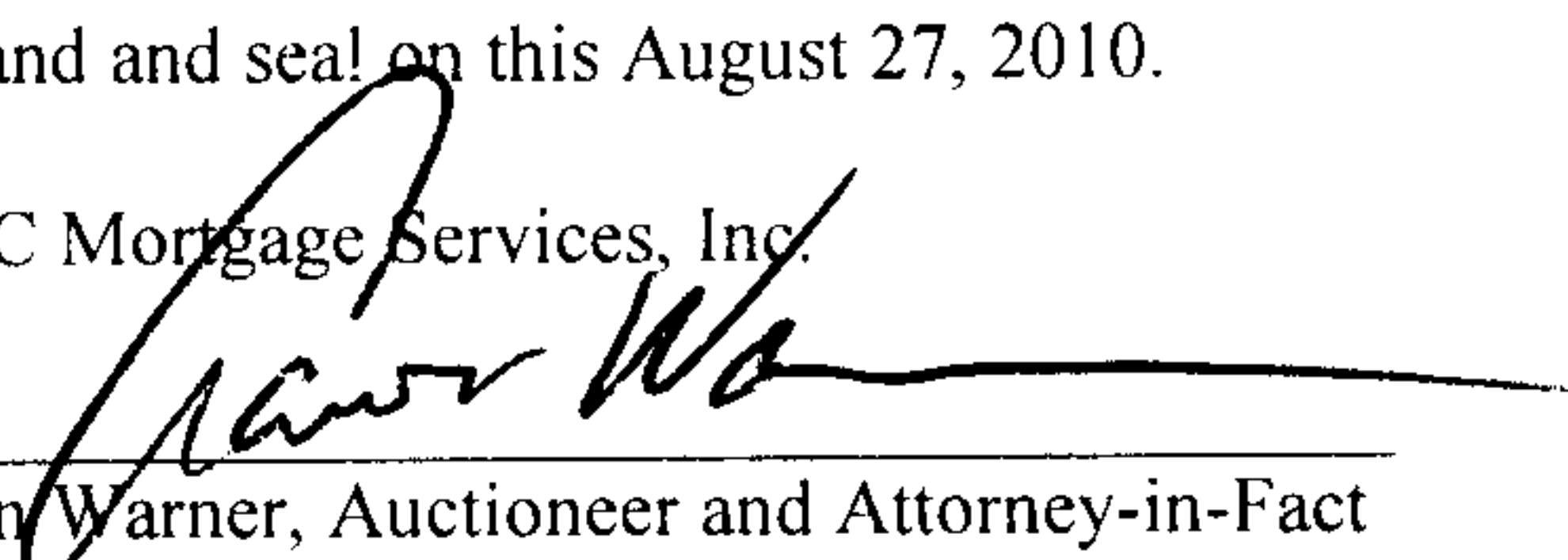
turn a deflection angle of 91 degrees 05 minutes 10 seconds to the left and run along said Right of Way for 43.72 feet to an iron; thence turn a deflection angle of 90 degrees 00 minutes to the left and leaving said Right of Way, run 61.65 feet to an iron; thence turn a deflection angle of 21 degrees 09 minutes 32 seconds to the left and run 112.39 feet to the point of beginning. Said parcel is lying in the Southwest 1/4 of Southwest 1/4 and the Southeast 1/4 of Southwest 1/4, Section 14, Township 24 North, Range 15 East.

According to the Survey John Gary Ray, Registered PE and PLS 1229S, dated August 16, 2004.

TO HAVE AND TO HOLD the above described property unto HSBC Mortgage Services, Inc. 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, HSBC Mortgage Services, Inc., 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 27, 2010.

HSBC Mortgage Services, Inc.

By: 
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 HSBC Mortgage Services, Inc., 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 27, 2010.


Notary Public
My Commission Expires: _____

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

MY COMMISSION EXPIRES APRIL 5, 2014

