


STATE OF ALABAMA

COUNTY OF SHELBY


20101019000349260 1/2 \$84.50
Shelby Cnty Judge of Probate, AL
10/19/2010 01:49:34 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on, to-wit: the 17th day of October, 2008, ROBIN M. WALLACE, a single woman, executed a mortgage to COLONIAL BANK, its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on October 21, 2008, in Instrument #20081021000411780, 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 HOME FINANCE LLC, by assignment dated September 15, 2010, and recorded in 20101019000349250, 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 8th day of September, 2010, and the 15th day of September, 2010, and the 22nd day of September, 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 5th day of October, 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 **HOMESALES, INC.**, became the purchaser of the hereinafter described property at and for the sum of **\$67,150.00**, 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 ROBIN M. WALLACE, a single woman 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 **HOMESALES, INC.** the following described real property situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southeast Quarter of the Southeast Quarter of Section 23, Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama, being more particularly described as follows: Commence at the intersection of the South right of way line of Sterrett Street and North Main Street (Shelby County Highway No. 47), City of Columbiana, Shelby County, Alabama; thence run South along said West right of way line a distance of 118.08 feet to a half-inch open pipe at the point of beginning of the parcel herein described; thence turn right 89 degrees 39 minutes 29 seconds and run West parallel with Sterrett Street a distance of 248.8 feet to a half-inch open pipe; thence turn a right interior angle of 90 degrees 20 minutes 31 seconds and run South parallel with North Main Street a distance of 119.61 feet to a half-inch rebar in the centerline of a drainage ditch; thence turn a right interior angle of 90 degrees 43 minutes 19 seconds and run East along said centerline a distance of 248.87 feet to a half-inch rebar on said West right of way line of North Main Street; thence turn a right interior angle of 89 degrees 16 minutes 41 seconds and run North along said right of way line a distance of 124.23 feet to the point of beginning.

According to survey of Steven H. Gilbert, RLS #17507, dated August 17, 1995.
Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the **HOMESALES, INC.**, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said **HOMESALES, INC.**, 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 ROBIN M. WALLACE, a single woman, 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.

ROBIN M. WALLACE, a single woman 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 ROBIN M. WALLACE, a single woman, 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 5th day of October, 2010.

Anne P. Marshall

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:
3415 Vision Drive
Columbus, OH 43219