


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


20101117000385440 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/17/2010 10:58:03 AM FILED/CERT

CM #: 134934

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 21st day of February, 2006, Donna Kemp f/k/a Donna Ingram and David Kemp, wife and husband, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for The Mortgage Outlet, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20060301000096960, said mortgage having subsequently been transferred and assigned to HSBC Mortgage Services, Inc., by instrument recorded in Instrument Number 20100714000223270, 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 October 13, 2010, October 20, 2010, and October 27, 2010; and

WHEREAS, on November 9, 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 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 HSBC Mortgage Services, Inc.; and

WHEREAS, HSBC Mortgage Services, Inc., was the highest bidder and best bidder in the amount of Sixty-Two Thousand Eight Hundred Seventy-Eight And 14/100 Dollars (\$62,878.14) on the indebtedness secured by said mortgage, the said HSBC Mortgage Services, Inc., 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 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:

Lot No. 2 according to the map of Farris Estates, as recorded in the Probate Office of Shelby County, Alabama in Map Book 4, Page 13 and that part of Lot No. 3 of said Farris Estates described as follows:

Commencing at the NW corner of said Lot No. 3 and run thence Southerly along the West boundary of said Lot No. 3 a distance of 72.33 feet to a point; thence Easterly to SE corner of said Lot No. 3; thence Northerly along the East boundary of said Lot No. 3 a distance of 66.74 feet to the NE corner of said Lot No. 3; thence Westerly along the North boundary of said Lot No. 3 a distance of 116.04 feet to the point of beginning; said map of Farris Estates originally having been recorded at Page 9 of Map Book 4, in the Probate Office of Shelby County, Alabama, and subsequently having been moved or re-recorded at Page 13 of said Map Book 4.

Less and Except:

The following described property, lying and being in Shelby County, Alabama and more particularly described as follows: and as shown on the right-of-way map of Project No. S-44-10 of record in the State of Alabama Highway Department, a copy of which is also deposited in the Office of the Judge of Probate of Shelby County, Alabama as an aid to persons and entities interested therein and as shown on the Property Plat attached hereto and made a part hereof:

A part of Lot 2 according to the survey of the Farris Estates Subdivision the map or plat of which is recorded in Map Book 4, Page 13 in the Office of the Judge of Probate of Shelby County, Alabama and being more fully described as follows: Commencing at the southeast corner of said lot; thence northwesterly along the northeast line of said lot, a distance of 120 feet, more or less, to a point that is 35 feet southeasterly of and at right angles to the centerline of Project No S-44-10 and the point of beginning of the property herein to be conveyed; thence South 66 degrees 0 minutes 11seconds West, parallel with said centerline, a distance of 85 feet, more or less, to a point that is 35 feet southeasterly of and at right angles to said centerline at Station 329+80; thence southwesterly along a line, a distance of 50 feet, more or less, to a point on the present northeast right-of-way line of Deborah Drive that is northeasterly of and at right angles to the traverse of said drive at Station 10+80; thence northwesterly along said present northeast right-of-way line, a distance of 55 feet, more or less, to the present southeast right-of-way line of Alabama Highway No. 25; thence northeasterly along said present southeast right-of-way line, a distance of 110 feet, more or less, to the northeast line of said Lot 2; thence southeasterly along said northeast line, a distance of 10 feet, more or less, to the point of beginning.

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.




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IN WITNESS WHEREOF, HSBC Mortgage Services, Inc., 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 November 9, 2010

HSBC Mortgage Services, Inc.

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

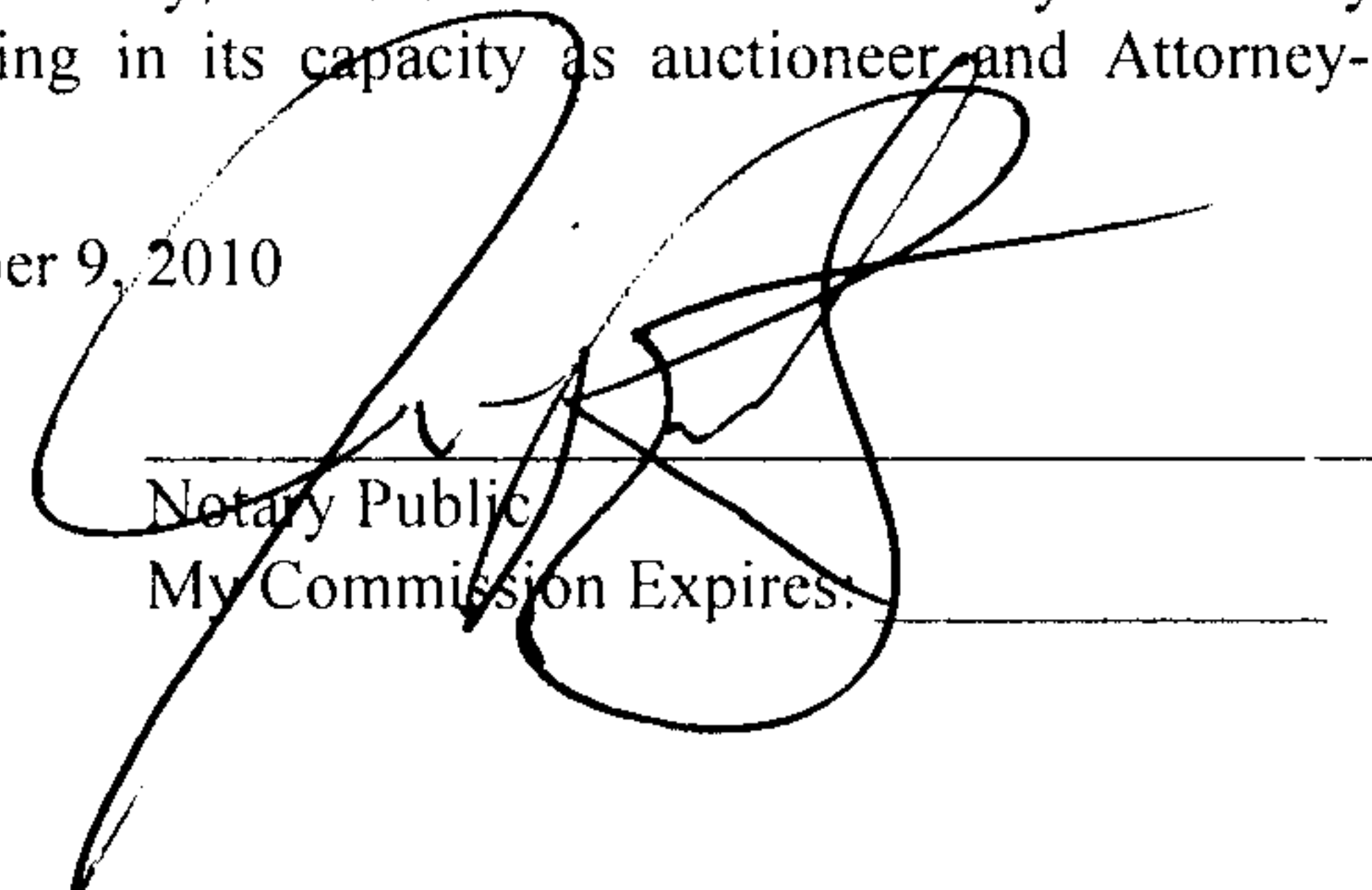
By: 
Aaron Nelson, Member

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 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, 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 November 9, 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



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