


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

CM #: 187450

STATE OF ALABAMA )

COUNTY OF SHELBY )

  
20110118000016100 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
01/18/2011 09:45:07 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 20th day of May, 2005, Larry E. Willingham II and Robin R. Willingham, husband and wife, Larry E. Willingham, II and Larry E. Willingham are one and the same person., executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. solely as nominee for HSBC Mortgage Corporation (USA), which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number: 20050531000260480, said mortgage having subsequently been transferred and assigned to HSBC Mortgage Corporation (USA), ("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 Corporation (USA) 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 December 15, 2010, December 22, 2010, and December 29, 2010; and

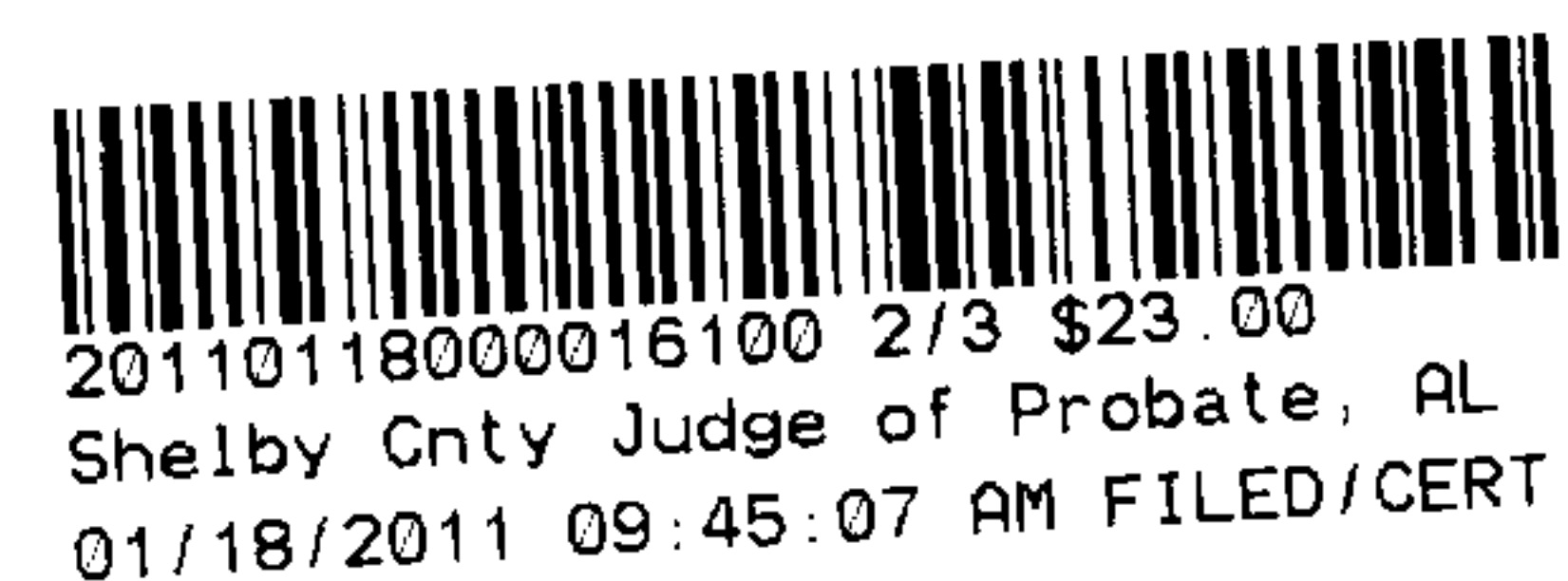
WHEREAS, on January 5, 2011, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and HSBC Mortgage Corporation (USA) did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Michael Corvin as member of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said HSBC Mortgage Corporation (USA); and

WHEREAS, Federal Home Loan Mortgage Corporation, was the highest bidder and best bidder in the amount of Two Hundred Eighty-Seven Thousand And 00/100 Dollars (\$287,000.00) on the indebtedness secured by said mortgage, the said HSBC Mortgage Corporation (USA), by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 452 according to the Survey of Final Plat of Stoneykirk at Ballantrae,  
Phase II as recorded in Map book 32, Page 105, Shelby County,  
Alabama Records.

TO HAVE AND TO HOLD the above described property unto Federal Home Loan Mortgage Corporation 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 Corporation (USA), has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this January 5, 2011

HSBC Mortgage Corporation (USA)

By: Corvin Auctioneering, LLC  
Its: Auctioneer and Attorney-in-Fact

By:   
Michael Corvin, Member

STATE OF ALABAMA )


COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as member of Corvin Auctioneering, LLC acting in its capacity as auctioneer and attorney-in-fact for HSBC Mortgage Corporation (USA), 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 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 January 5, 2011

  
Notary Public MY COMMISSION EXPIRES SEPTEMBER 11, 2012  
My Commission Expires: \_\_\_\_\_

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

  
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