


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


20110210000048360 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/10/2011 12:44:03 PM FILED/CERT

CM #: 188812
STATE OF ALABAMA
COUNTY OF SHELBY

)
)
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 9th day of March, 2006, Carolyn C. Terrell and husband, Charles W. Terrell, all of their undivided interest, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Home Funds Direct, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number: 20060316000123980, said mortgage having subsequently been transferred and assigned to HSBC Mortgage Services Inc., by instrument recorded in Instrument No. 20101028000360590, 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 November 3, 2010, November 10, 2010, and November 17, 2010; and

WHEREAS, on February 1, 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 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 Thousand Four Hundred Fifty-Four And 29/100 Dollars (\$60,454.29) 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:

All that parcel of land in Shelby County, State of Alabama, as more fully described in Deed Book 343, Page 610, being known and designated as Section 2, Township 20 South, Range 2 East.

More accurately described as:

Commence at the Southeast corner of the Northwest quarter of the Northeast quarter of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed North along the East boundary of said quarter-quarter section for a distance of 440.4 feet; thence turn an angle of 82 degrees 25 minutes to the left and proceed Westerly for a distance of 137.14 feet to the point of beginning. From this beginning point continue Westerly at the prolongation of the proceeding course for a distance of 290.5 feet to a point on the East side of a county dirt road; thence turn an angle of 97 degrees to the right and proceed Northerly along the East side of said road for a distance of 116.99 feet; thence turn an angle of 34 degrees 28 minutes to the right and proceed Northeasterly along the Easterly side of said road for a distance of 45.4 feet; thence turn an angle of 48 degrees 32 minutes to the right and proceed Easterly for a distance of 246.19 feet; thence turn an angle of 90 degrees to the right and proceed South for a distance of 150 feet to the point of beginning. The above described land is located in the Northwest one-fourth of the Northeast one-fourth of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama.

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 February 1, 2011.

HSBC Mortgage Services Inc.

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

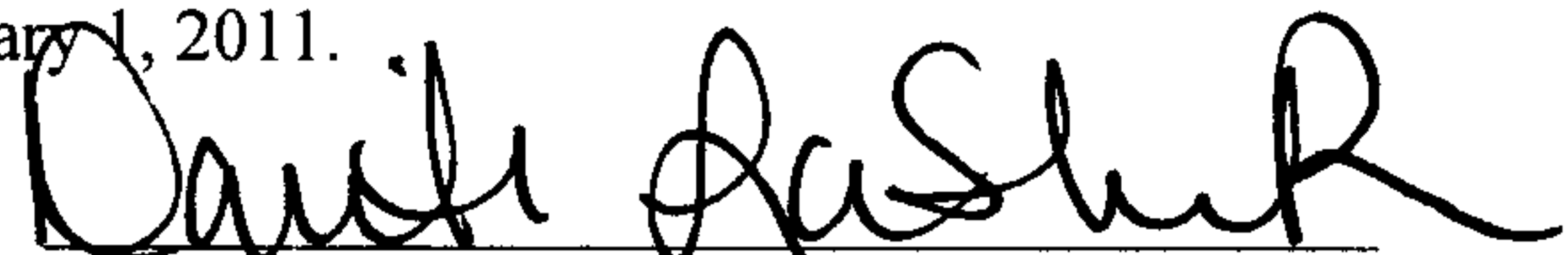
By: 
Aaron Nelson, Member

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 February 1, 2011.


Notary Public

My Commission Expires **SEPTEMBER 11, 2012**

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


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