


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

STATE OF ALABAMA            )  
SHELBY COUNTY                )

  
20121015000395770 1/4 \$27.00  
Shelby Cnty Judge of Probate, AL  
10/15/2012 01:49:30 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 26th day of October, 2006, Charles Griffin and Joy S. Griffin, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. solely 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 Number: 20061106000543900, said mortgage having subsequently been transferred and assigned to HSBC Mortgage Services Inc., by instrument recorded in Instrument No. 20101123000394060, corrected and re-recorded in Instrument No. 20120509000163920, 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 September 12, 2012, September 19, 2012, and September 26, 2012; and

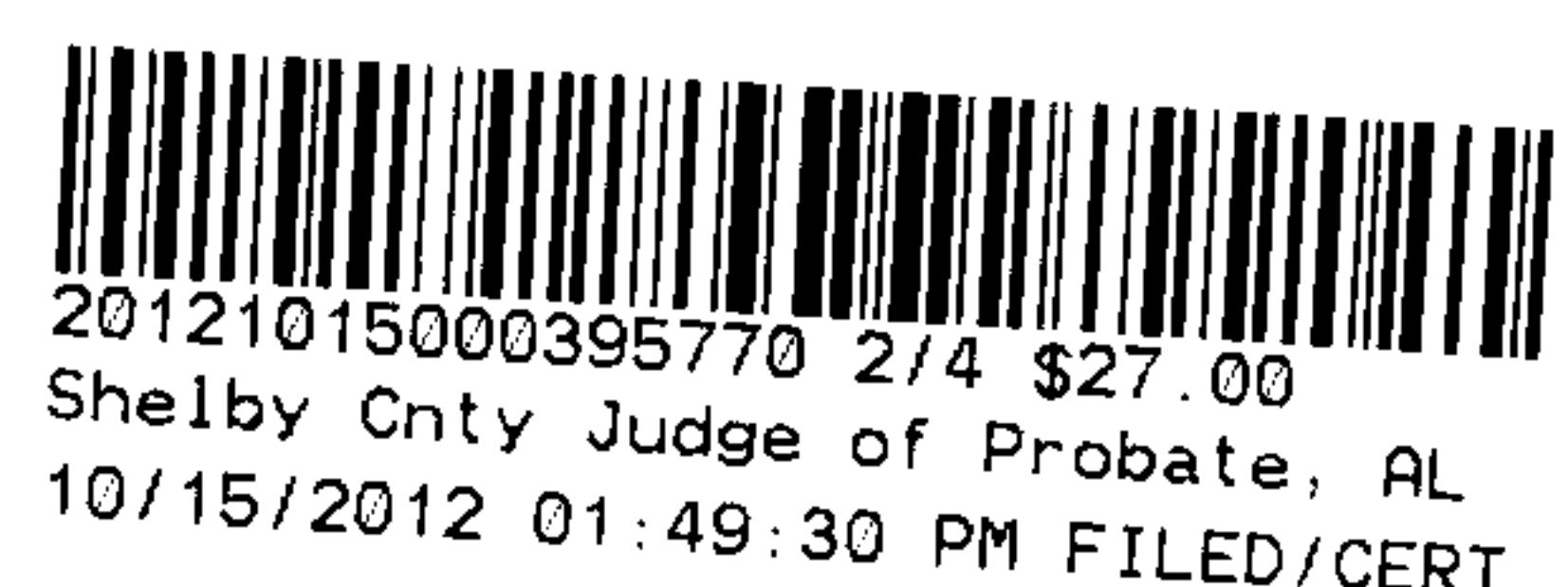
WHEREAS, on October 3, 2012, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and HSBC Mortgage Services Inc. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, 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 Services Inc.; and

WHEREAS, HSBC Mortgage Services Inc. was the highest bidder and best bidder in the amount of One Hundred Forty-Two Thousand Ninety-Nine And 20/100 Dollars (\$142,099.20) on the indebtedness secured by said mortgage, the said HSBC Mortgage Services Inc., by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale 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 1-A, according to the re-survey of Lot 1, Magnolia Mountain, as recorded in the Office of the Judge of Probate in Map or Plat Book 23, Page 136 of 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.





IN WITNESS WHEREOF, HSBC Mortgage Services Inc., has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 9 day of October, 2012.

HSBC Mortgage Services Inc.

By: Corvin Auctioneering, LLC  
Its: Auctioneer

By: [Signature]  
Michael Corvin, Member

STATE OF ALABAMA )

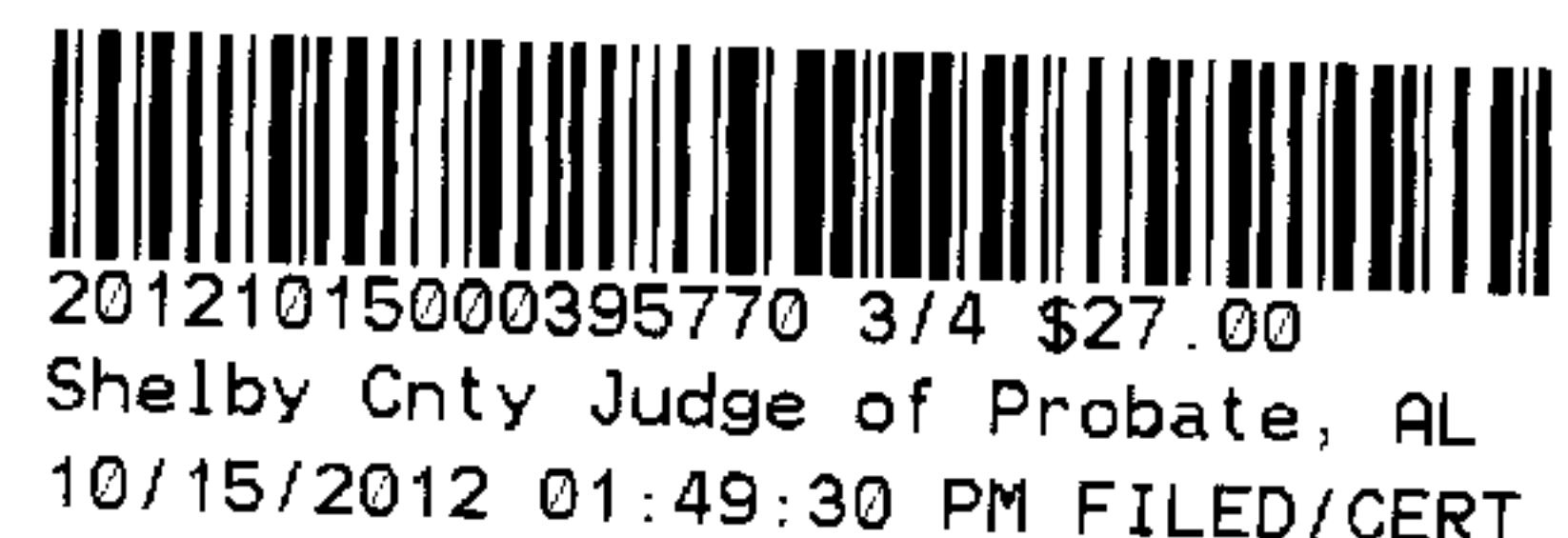
JEFFERSON COUNTY )

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 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 for and as the act of said limited liability company acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 9 day of October, 2012

[Signature]  
Notary Public  
My Commission Expires: ~~MY COMMISSION EXPIRES FEBRUARY 26, 2016~~

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



### Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name HSBC Mortgage Services Inc.  
Mailing Address c/o HSBC  
Attention: Tanya Wood  
636 Grand Regency  
Boulevard  
Brandon, FL 33510

Grantee's Name HSBC Mortgage Services Inc.  
Mailing Address c/o HSBC  
Attention: Tanya Wood  
636 Grand Regency  
Boulevard  
Brandon, FL 33510

Property Address 3824 Highway 86  
Calera, AL 35040

Date of Sale 10/03/2012

Total Purchase Price \$142,099.20

or

Actual Value \$                     

or

Assessor's Market Value \$                     

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)  
(Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Bid Price

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

#### Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date                     

Print Sheree Wilkerson, foreclosure specialist

☐ Unattested

                      
(verified by)

Sign                     

(Grantor/Grantee/Owner/Agent) circle one



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**Form RT-1**