


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


20121114000436930 1/4 \$25.00
Shelby Cnty Judge of Probate: AL
11/14/2012 11:06:34 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 2nd day of August, 2005, Shearlene D. Hall, an unmarried woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Choice Capital Funding, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Inst. # 20050825000438830, said mortgage having subsequently been transferred and assigned to HSBC Mortgage Services, Inc., by instrument recorded in Instrument No. 20120531000192890, 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 3, 2012, October 10, 2012, and October 17, 2012; and

WHEREAS, on November 5, 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, Aaron Nelson as member of AMN 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 Three Hundred Twenty-Three Thousand Two Hundred Six And 04/100 Dollars (\$323,206.04) on the indebtedness secured by said mortgage, the said HSBC Mortgage Services, Inc., by and through Aaron Nelson as member of AMN 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 1032, according to the Map of Highland Lakes, 10th Sector, Phase II, an Eddleman Community as recorded in Map Book 32, Page 133, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights expected. Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a residential subdivision, recorded in Instrument no. 1994-07111 and amended in Instrument no. 1996-17543 and further amended in Instrument no. 1999-31095 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a residential subdivision, 10th Sector, Phase II, recorded in Instrument no. 20040430000226530 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration")

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;



2 6 7 0 6 1



F C D



G



20121114000436930 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
11/14/2012 11:06:34 AM FILED/CERT

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 Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 6 day of Nov, 2012.

HSBC Mortgage Services, Inc.

By: AMN Auctioneering, LLC
Its: Auctioneer

By: [Signature]
Aaron Nelson, Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

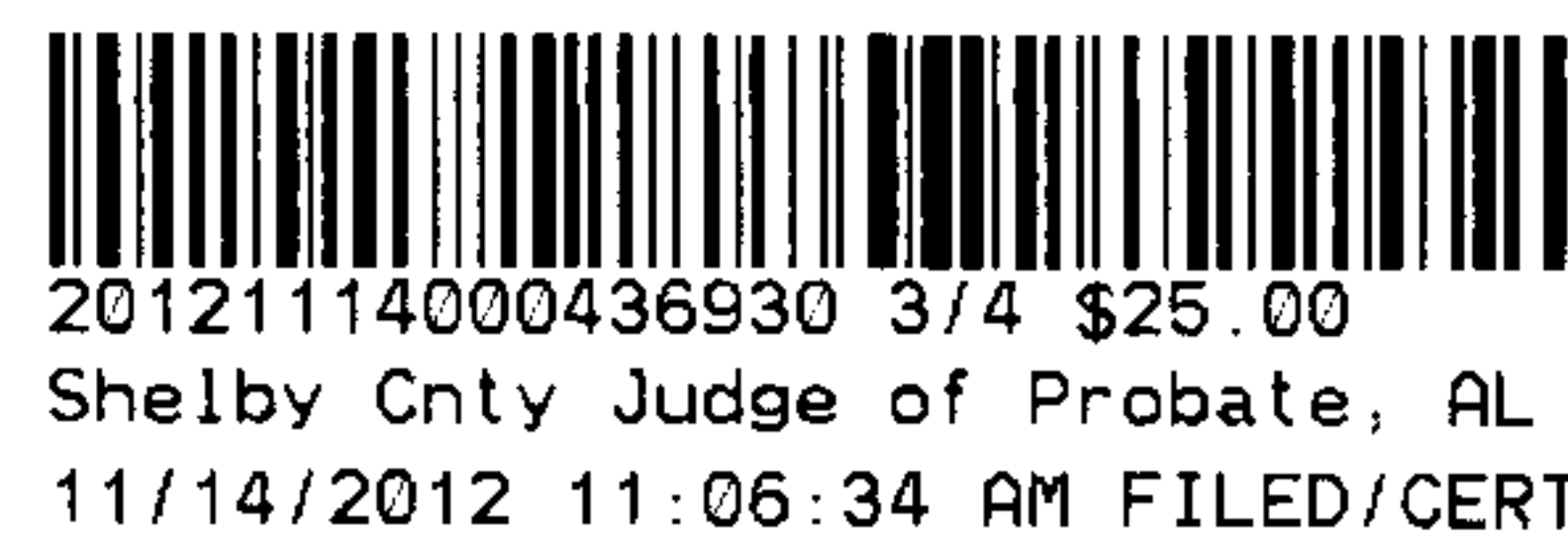
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC acting in its capacity as auctioneer for HSBC Mortgage Services, Inc., is signed to the foregoing conveyance, and who is known to me, acknowledged 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 on the day the same bears date 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 6th day of November, 2012

[Signature]
Notary Public

My Commission Expires **MY COMMISSION EXPIRES 08/31/2016**

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 1045 Newbury Lane
Birmingham, AL 35242

Date of Sale 11/5/2012

Total Purchase Price \$323,206.04

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 _____

____ Unattested

(verified by)

Print Brandi Reid Rowell, foreclosure specialist

Sign Brandi Rowell
(Grantor/Grantee/Owner/Agent) circle one



20121114000436930 4/4 \$25.00
Shelby Cnty Judge of Probate, AL
11/14/2012 11:06:34 AM FILED/CERT

Form RT-1