

SEND TAX NOTICE TO:

HSBC

Attention: Tanya Wood

636 Grand Regency Boulevard

Brandon, FL 33510


20130926000387780 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
09/26/2013 02:40:17 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 3rd day of November, 2005, Regie Estelle and Shawanda Estelle, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Wilmington Finance, a Division of AIG Federal Savings Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20051208000635420, said mortgage having subsequently been transferred and assigned to HSBC Mortgage Services, Inc., by instrument recorded in Instrument Number 20121218000483980, 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 August 7, 2013, August 14, 2013, and August 21, 2013; and

WHEREAS, on September 16, 2013, 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 One Hundred Eighty-Two Thousand Seven Hundred Fifty And 00/100 Dollars (\$182,750.00) 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 57, according to the Survey of Lime Creek at Chelsea Preserve, as recorded in Map Book 32, Page 25, in the Probate Office 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.



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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 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 20 day of Sept., 2013.

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 20 day of September, 2013.

[Signature]
Notary Public
My Commission Expires: MY COMMISSION EXPIRES OCTOBER 28, 2014

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




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

Form RT-1