


SEND TAX NOTICE TO:

HSBC

Attention: Tanya Wood

636 Grand Regency Boulevard

Brandon, FL 33510


20131220000486950 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
12/20/2013 12:14:23 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 13th day of January, 2001, Ronnie Abbott a/k/a Ronald Abbott and Kim Abbott a/k/a Kimberly Abbott, his wife, executed that certain mortgage on real property hereinafter described to Household Finance Corporation of Alabama, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 2001-01559, and

WHEREAS, in and by said mortgage, the Mortgagee 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 Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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 Household Finance Corporation of Alabama 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 6, 2013, November 13, 2013, and November 20, 2013; and

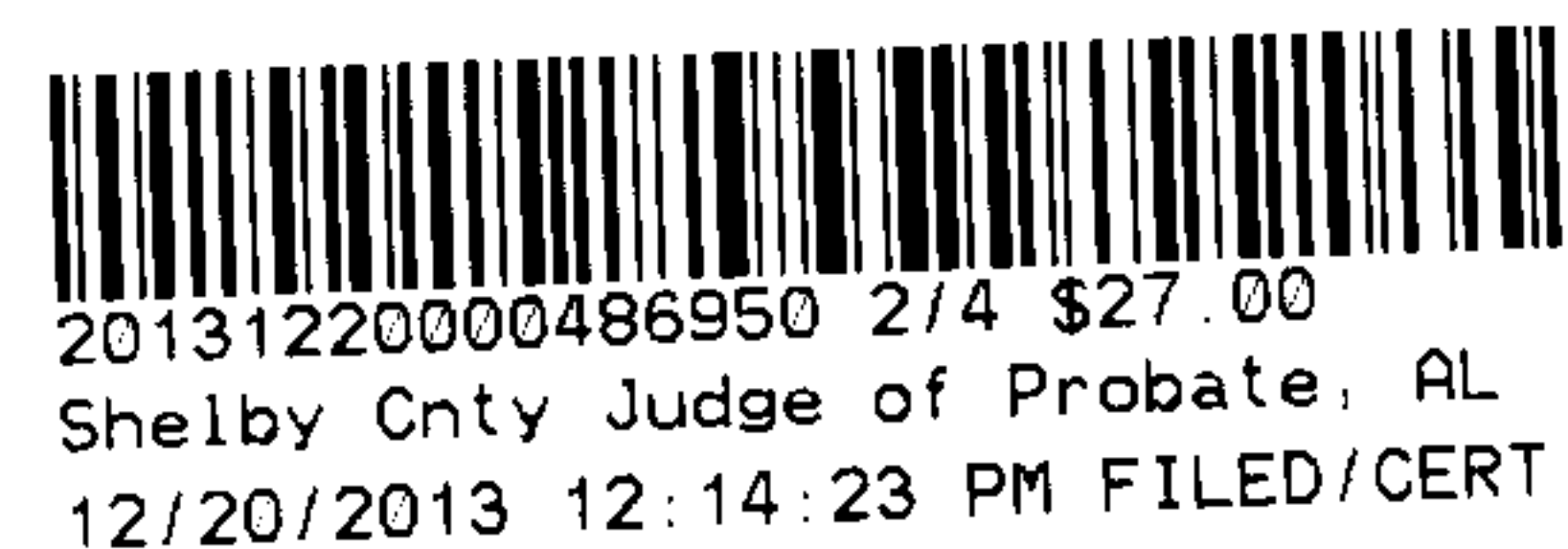
WHEREAS, on December 9, 2013, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Household Finance Corporation of Alabama did offer for sale and sell at public outcry in front of the Courthouse 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 Household Finance Corporation of Alabama; and

WHEREAS, Household Finance Corporation of Alabama was the highest bidder and best bidder in the amount of Fifty-Three Thousand Five Hundred Six And 89/100 Dollars (\$53,506.89) on the indebtedness secured by said mortgage, the said Household Finance Corporation of Alabama, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Mortgagee, does hereby grant, bargain, sell and convey unto Household Finance Corporation of Alabama all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Beginning at the Southwest corner of the Southwest quarter of the Southeast quarter of Section 30, Township 21 South, Range 2 West; thence run North along said quarter-quarter line a distance of 153.38 feet; thence turn an angle of 94 Degrees 24 Minutes 10 Seconds right and run a distance of 130.16 feet; thence turn an angle of 85 Degrees 35 Minutes 50 Seconds right and run a distance of 217.15 feet to the North right of way of Hwy 12; thence turn an angle of 90 Degrees 08 Minutes 45 Seconds right and run a distance of 131.64 feet along said right of way; thence turn an angle of 91 Degrees 34 Minutes 59 Seconds right and run a distance of 74.12 feet to the point of beginning, containing 0.66 acres more or less.

TO HAVE AND TO HOLD the above described property unto Household Finance Corporation of Alabama 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, Household Finance Corporation of Alabama, 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 Mortgagee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 12 day of Dec, 2013.

Household Finance Corporation of Alabama

By: AMN Auctioneering, LLC
Its: Auctioneer

By: [Signature]
Aaron Nelson, Member

STATE OF ALABAMA)
JEFFERSON COUNTY)


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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 Household Finance Corporation of Alabama, 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 Mortgagee.

Given under my hand and official seal on this 12 day of December, 2013.

[Signature: Brenda Leigh Reid]
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



Real Estate Sales Validation Form

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

Grantor's Name Household Finance Corporation
of Alabama

Grantee's Name Household Finance Corporation of
Alabama

Mailing Address c/o HSBC
Attention: Tanya Wood
636 Grand Regency
Boulevard
Brandon, FL 33510

Mailing Address c/o HSBC
Attention: Tanya Wood
636 Grand Regency
Boulevard
Brandon, FL 33510

Property Address 4159 Smokey Road
Alabaster, AL 35007

Date of Sale 12/9/2013

Total Purchase Price \$53,506.89

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.

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 12/9/13

Print Brandi Reid Rowell, foreclosure specialist

☐ Unattested

(verified by)

Sign

Brandi Rowell

(Grantor/Grantee/Owner/Agent) circle one



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