


SEND TAX NOTICE TO:  
Everhome Mortgage Company  
8100 Nations Way  
Jacksonville, FL 32256

  
20140307000063880 1/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
03/07/2014 12:54:57 PM FILED/CERT

CM #: 84748

STATE OF ALABAMA )

COUNTY OF SHELBY )

This corrective foreclosure deed is being recorded to correct that certain foreclosure deed recorded in Instrument Number 20091105000414110. Said foreclosure deed contained an error in the legal description.

CORRECTIVE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 8th day of December, 2004, Tanya Lynn Hiers, married woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for SouthStar Funding, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20050331000148140, said mortgage having subsequently been transferred and assigned to HSBC Bank, USA, National Association as Trustee for Opteum Mortgage Acceptance Corporation Asset Backed, Pass Through Certificates, Series 2005-2, ("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 Bank, USA, National Association as Trustee for Opteum Mortgage Acceptance Corporation Asset Backed, Pass Through Certificates, Series 2005-2 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 July 22, 2009, July 29, 2009, and August 5, 2009; and

WHEREAS, on October 27, 2009, 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 Bank, USA, National Association as Trustee for Opteum Mortgage Acceptance Corporation Asset Backed, Pass Through Certificates, Series 2005-2 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 was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said HSBC Bank, USA, National Association as Trustee for Opteum Mortgage Acceptance Corporation Asset Backed, Pass Through Certificates, Series 2005-2; and

WHEREAS, HSBC Bank, USA, National Association as Trustee for Opteum Mortgage Acceptance Corporation Asset Backed, Pass Through Certificates, Series 2005-2, was the highest bidder and best bidder in the amount of Three Hundred Fourteen Thousand Nine Hundred And 00/100 Dollars (\$314,900.00) on the indebtedness secured by said mortgage, the said HSBC Bank, USA, National Association as Trustee for Opteum Mortgage Acceptance Corporation Asset Backed, Pass Through Certificates, Series 2005-2, by and through Aaron Nelson as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto HSBC Bank, USA, National Association as Trustee for Opteum Mortgage Acceptance Corporation Asset Backed, Pass Through Certificates, Series 2005-2, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 5-A, according to a resurvey of Cheshire, of Lots 5 & 6, as recorded in Map Book 17, page 48, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto HSBC Bank, USA, National Association as Trustee for Opteum Mortgage Acceptance Corporation Asset Backed, Pass Through Certificates, Series 2005-2 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 Bank, USA, National Association as Trustee for Opteum Mortgage Acceptance Corporation Asset Backed, Pass Through Certificates, Series 2005-2, has caused this instrument to be

  
20140307000063880 2/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
03/07/2014 12:54:57 PM FILED/CERT



executed by and through Aaron Nelson, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Nelson, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this 6<sup>th</sup> Day of March, 2014.

HSBC Bank, USA, National Association as Trustee  
for Opteum Mortgage Acceptance Corporation Asset  
Backed, Pass Through Certificates, Series 2005-2  
By: Aaron Nelson  
Aaron Nelson, Auctioneer and Attorney-in-Fact

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, acting in his/her capacity as auctioneer and attorney-in-fact for HSBC Bank, USA, National Association as Trustee for Opteum Mortgage Acceptance Corporation Asset Backed, Pass Through Certificates, Series 2005-2, 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/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as auctioneer and Attorney-in-fact for said Transferee.

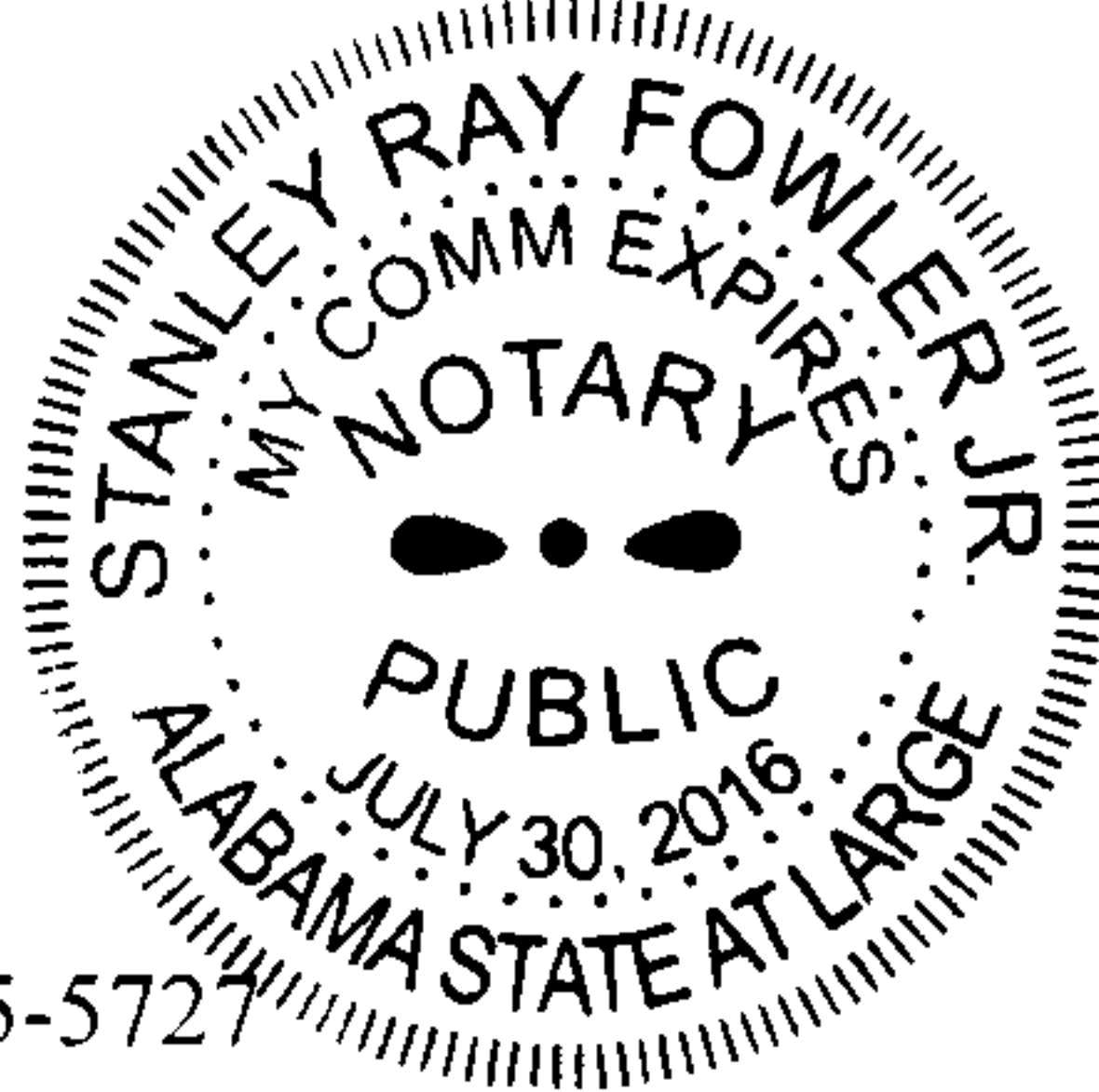
Given under my hand and official seal on this

6<sup>th</sup> day of March 2014  
Stan Fowler

Notary Public

My Commission Expires: \_\_\_\_\_

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



20140307000063880 3/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
03/07/2014 12:54:57 PM FILED/CERT

# 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 Bank, USA, National  
Association as Trustee for  
Opteum Mortgage Acceptance  
Corporation Asset Backed, Pass  
Through Certificates, Series  
2005-2

Mailing Address      8100 Nations Way  
Jacksonville, FL 32256

Property Address      120 Cheshire Lane  
Pelham, AL 35124

Grantee's Name      HSBC Bank, USA, National  
Association as Trustee for  
Opteum Mortgage Acceptance  
Corporation Asset Backed, Pass  
Through Certificates, Series 2005-  
2c/o EverBank

Mailing Address      8100 Nations Way  
Jacksonville, FL 32256

Date of Sale      10/27/2009

Total Purchase Price      \$314,900.00

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Bid Price

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 3/6/14

☐ Unattested

\_\_\_\_\_  
(verified by)

Print Carrie Richards, foreclosure specialist

Sign

Carrie Richards

(Grantor/Grantee/Owner/Agent) circle one



20140307000063880 4/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
03/07/2014 12:54:57 PM FILED/CERT