


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


20140610000174660 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
06/10/2014 11:58:07 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 9th day of June, 2006, David Dewees, divorced and Sheila Dewees, divorced, 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: 20060619000292580, 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 April 30, 2014, May 7, 2014, and May 14, 2014; and

WHEREAS, on June 2, 2014, 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 Thirty-Five Thousand Twenty-Four And 66/100 Dollars (\$35,024.66) 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:

Tract 2 of the M and D Acres Subdivision as recorded in Map Book 21, at Page 149 in the Office of the Judge of Probate of Shelby County, Alabama. Said lot being more particularly described as follows:

A part of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 2, Township 24, Range 12 East, described as follows:

Commence at the Southeast Corner of Section 2 and go North 00 degrees 29 minutes 58 seconds West along the East boundary of said Section 2 for 2436.01 feet to the South boundary of Highway No. 25; thence South 87 degrees 12 minutes 09 seconds West along the South boundary of said Highway No. 25 for 80.00 feet; thence South 11 degrees 57 minutes 37 seconds East for 446.02 feet; thence South 08 degrees 39 minutes 30 seconds East for 218.18 feet; thence South 88 degrees 00 minutes 49 seconds East along an existing fence for 333.25 feet; thence North 00 degrees 28 minutes 31 seconds West along an existing fence for 230.71 feet; thence South 89 degrees 27 minutes 24 seconds West for 180.00 feet; thence North 00 degrees 32 minutes 36 seconds West for 277.91 feet; thence South 87 degrees 12 minutes 09 seconds West for 192.50; thence North 00 degrees, 32 minutes, 36 seconds West for 170.00 feet to the point of beginning.

Together with the following easement:

An easement for the purposes of ingress and egress and the location of public utilities to and from a public road. A non-exclusive perpetual easement is dedicated for that purpose described as follows: Commence at the Southeast corner of Section 2 and go North 00 degrees 29 minutes 58 seconds West along the East boundary of said Section 2 for 2436.01 feet to the South boundary of Highway No. 25; thence South 87 degrees 12 minutes 09 seconds West along said South boundary for 508.89 feet to the point of beginning of a joint use drive being 10.00 feet either side of and parallel to a line described as follows: go South 27 degrees 53 minutes 00 seconds East for 54.13 feet; thence South 23



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degrees 36 minutes 05 seconds East for 221.64 feet; thence South 03 degrees 09 minutes 50 seconds East for 184.23 feet to the end of said easement.

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 4 day of June, 2014.

Household Finance Corporation of Alabama

By: AMN Auctioneering, LLC
Its: Auctioneer

By: Aaron Nelson
Aaron Nelson, Member

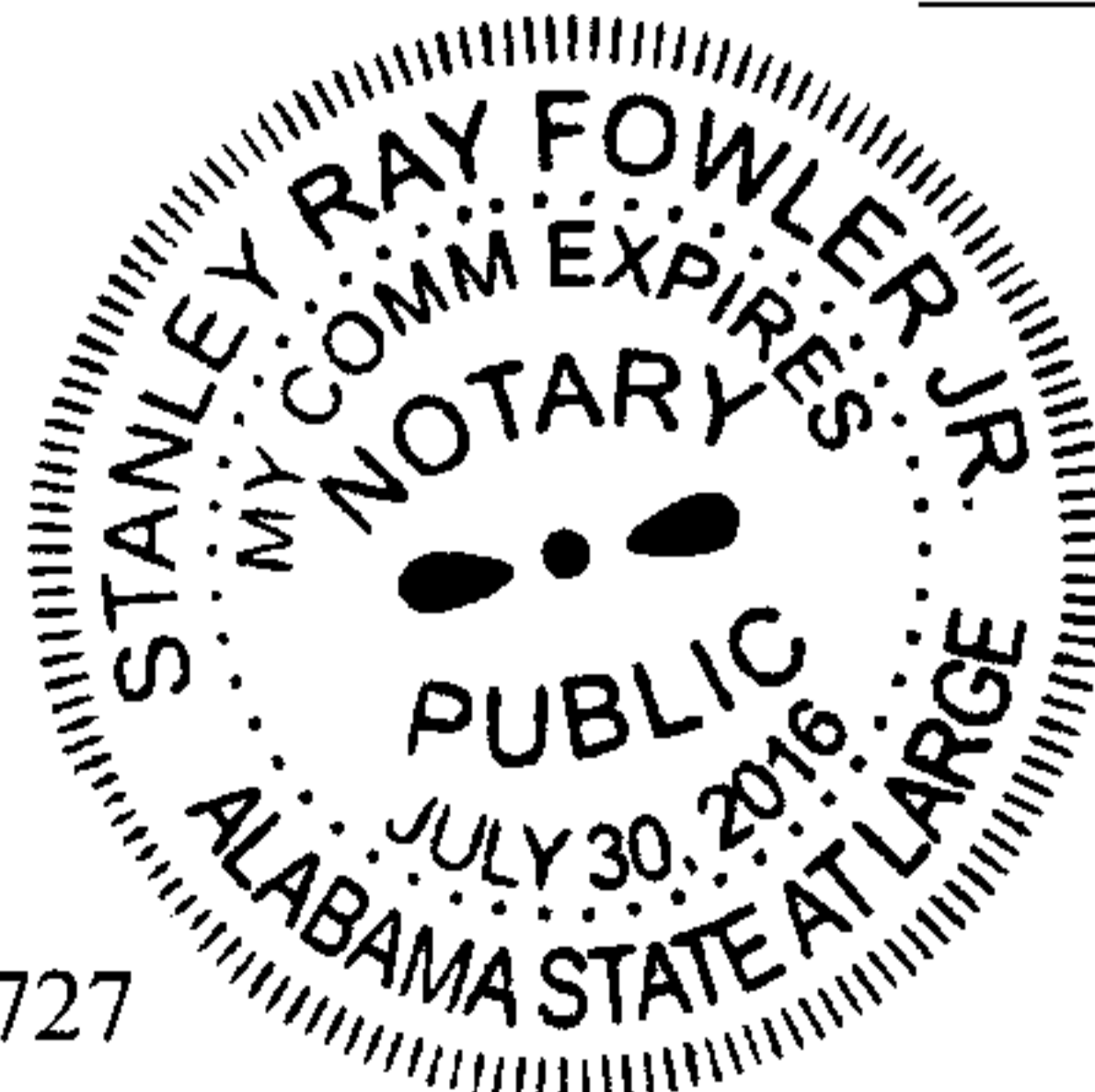
STATE OF ALABAMA)

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 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 4 day of June, 2014.

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



Stanley Ray Fowler, Jr.
Notary Public
My Commission Expires: July 30, 2016



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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 5964 Highway 25
Montevallo, AL 35115

Date of Sale 6/2/2014

Total Purchase Price \$35,024.66

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 _____

Print Megan Noojin, foreclosure specialist

☐ Unattested

(verified by)

Sign

(Signature)
(Grantor/Grantee/Owner/Agent) circle one

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