



20060510000221910 1/2 \$152.00
Shelby Cnty Judge of Probate, AL
05/10/2006 03:39:36PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on June 24, 2003, **Mark Alan Bean and Traci P. Bean, Husband and Wife, Party of the First Part**, executed a certain mortgage to **GMFS, LLC**, which said mortgage is recorded in Instrument No. 20030715000448100, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to JPMorgan Chase Bank as Trustee, Party of the Second Part, said Assignment of Mortgage is recorded in Instrument No. 20040624000345020, in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and JPMorgan Chase Bank as Trustee did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of 04/12/06, 04/19/06, 04/26/06; and

WHEREAS, on May 4, 2006, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of WBH Investments, LLC in the amount of **ONE HUNDRED THIRTY-SIX THOUSAND EIGHT HUNDRED FIFTY-ONE AND 00/100 DOLLARS (\$ 136,851.00)**; which the person conducting the sale on behalf of the mortgagee offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to WBH Investments, LLC; and

WHEREAS, James Greer, Esq., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

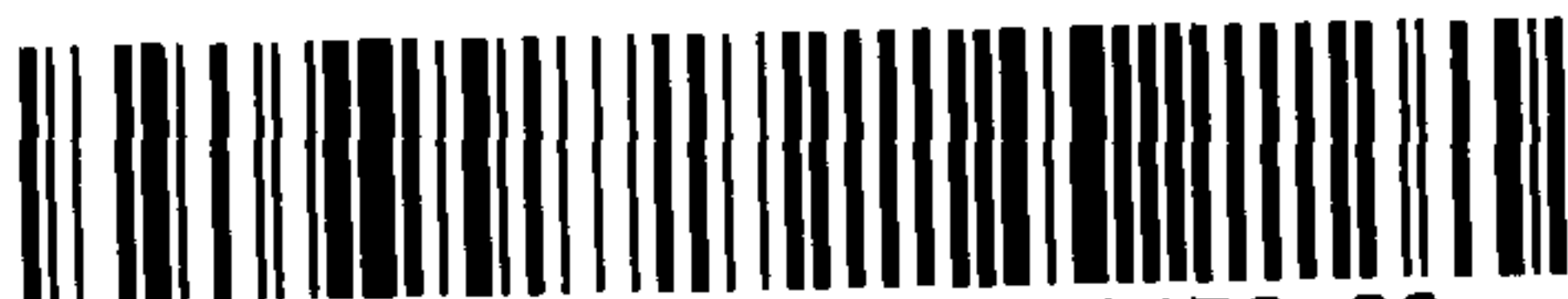
NOW, THEREFORE, in consideration of the premises and the credit of ONE HUNDRED THIRTY-SIX THOUSAND EIGHT HUNDRED FIFTY-ONE AND 00/100 DOLLARS (\$ 136,851.00), on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto WBH Investments, LLC, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 37, according to the Map and Survey of Spring Gate Estates, Phase Two, as recorded in Map Book 20, Page 120, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto WBH Investments, LLC, its successors and assigns forever; subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Mark Alan Bean and Traci P. Bean, Husband and Wife and JPMorgan Chase Bank as Trustee have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 4th day of May, 2006.

BY: *Vicki A. Smith*
AS: Auctioneer and Attorney-in-fact


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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that

James Greer, Esq., whose name as attorney-in-fact and auctioneer for Mark Alan Bean and Traci P. Bean, Husband and Wife and JPMorgan Chase Bank as Trustee, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of May, 2006.

Kelly G. Armstrong
NOTARY PUBLIC
My Commission Expires: 8-13-07

Shelby County, AL 05/10/2006
State of Alabama

Deed Tax: \$137.00