



IN THE CIRCUIT COURT OF SHELBY COUNTY,

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,

Plaintiff,

v.

Civil Action No. CV-2012-900427

DENITA S. HARRIS,

Defendant.

CONSENT ORDER

Plaintiff/Counterclaim Defendant JPMorgan Chase Bank, National Association ("Chase") and Defendant/Counterclaim Plaintiff Denita S. Harris ("Harris"), having agreed and consented hereto, it is hereby ORDERED, ADJUDGED, AND DECREED that the foreclosure sale conducted on April 23, 2012, with respect to the following described real property, is hereby vacated and set aside:

Lot 6, according to the Map and Survey of Old Cahaba II-B, as recorded in Map Book 30, Page 28, in the Probate Office of Shelby County, Alabama.

Parcel ID Number: 13-4-20-2-004-006.000

(the "Property").

The street address of the Property is:

466 Old Cahaba Way
Helena, Alabama 35080

It is hereby further ORDERED, ADJUDGED, AND DECREED that the Foreclosure Deed dated April 25, 2012, which was recorded on May 3, 2012, in the Office of the Judge of Probate of Shelby County, Alabama as Instrument Number 20120503000153830, is hereby vacated and set aside;

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction.



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Shelby Cnty Judge of Probate, AL
12/05/2014 11:03:21 AM FILED/CERT

It is hereby further ORDERED, ADJUDGED, AND DECREED that the Note executed by Harris in favor of Synovus Mortgage Corp. and dated August 29, 2008, which was endorsed with recourse to Chase, be, and it hereby is, reinstated and shall be in full force and effect and binding on Harris and the current note holder, Chase, in accordance with its terms and conditions;

It is hereby further ORDERED, ADJUDGED, AND DECREED that the Mortgage securing the Note executed by Harris in favor of Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for Synovus Mortgage Corp., dated August 29, 2008, and recorded on September 5, 2008, as Instrument Number 20080905000354610, in the Office of the Judge of Probate of Shelby County, Alabama, such Mortgage being subsequently assigned to Chase through an Assignment of Mortgage executed by MERS, as nominee for Synovus Mortgage Corp., and dated December 29, 2011, and recorded on January 20, 2012, as Instrument Number 20120120000024790, in the Office of the Judge of Probate of Shelby County, Alabama, be, and it hereby is, reinstated and shall be in full force and effect, fully binding on Harris, just the same as if it had never been foreclosed, and the Mortgage shall continue to be a valid, first priority lien against the Property;

It is hereby further ORDERED, ADJUDGED, AND DECREED that no part of the Property, or any interest in it, shall be sold, transferred or otherwise encumbered by Harris without Chase's prior written consent as provided for in the Mortgage;

It is hereby further ORDERED, ADJUDGED, AND DECREED that this Consent Order shall be recorded by the parties in the office of the Judge of Probate of Shelby County, Alabama.

It is hereby further ORDERED, ADJUDGED AND DECREED that the ejectment claim by Chase against Harris in this action is hereby DISMISSED WITHOUT PREJUDICE and all

claims, causes of actions, rights to relief, and counterclaims asserted by Harris against Chase in this action are hereby DISMISSED WITH PREJUDICE, costs to be taxed as paid.

DONE and ORDERED this the 2nd day of December, 2014.


H. Harris

CIRCUIT JUDGE

Certified a true and correct copy

Date: 12-05-14

Mary H. Harris pks
Mary H. Harris, Circuit Clerk
Shelby County, Tennessee


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Shelby Cnty Judge of Probate, AL
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