

20190314000081980
03/14/2019 10:28:00 AM
ASSIGN 1/4

LID: [REDACTED]
ALT LID: [REDACTED]
SELNE_ID: [REDACTED]

After Recording Return To:
Westcor Investor Services
600 West Germantown Pike, Ste. 450
Plymouth Meeting, PA 19462

ASSIGNMENT OF MORTGAGE

For valuable consideration paid, J.P. MORGAN MORTGAGE ACQUISITION CORP., whose address is 383 Madison Ave., F131, New York, NY 10179 the holder of the mortgage described as follows:

That certain mortgage described as follows: made by WILLIAM M. GRUBBS AND WIFE BARBARA M. GRUBBS to AMERICAN GENERAL FINANCIAL SERVICES OF ALABAMA, INC. in the amount of \$174,038.15, dated 9/1/2006, recorded on 9/6/2006, at Inst. # 20060906000437880, relating to that property commonly known as: 20884 HIGHWAY 55, STERRETT, AL 35143, in the county of SHELBY and described as parcel number: 053080001004000.

Which is a lien on the real property described below in **Exhibit A**, attached hereto, does hereby convey, grant, sell, assign, transfer and set over the described mortgage together with all interest secured thereby, all liens and any rights due or to become due thereon to **CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST** whose mailing address is **390 GREENWICH STREET, NEW YORK, NY 10013.**

Executed by the undersigned this November 2, 2018.

J.P. MORGAN MORTGAGE ACQUISITION CORP., By Westcor Land Title Insurance Company as attorney-in-fact

By: Erin Walker

Name: Erin Walker

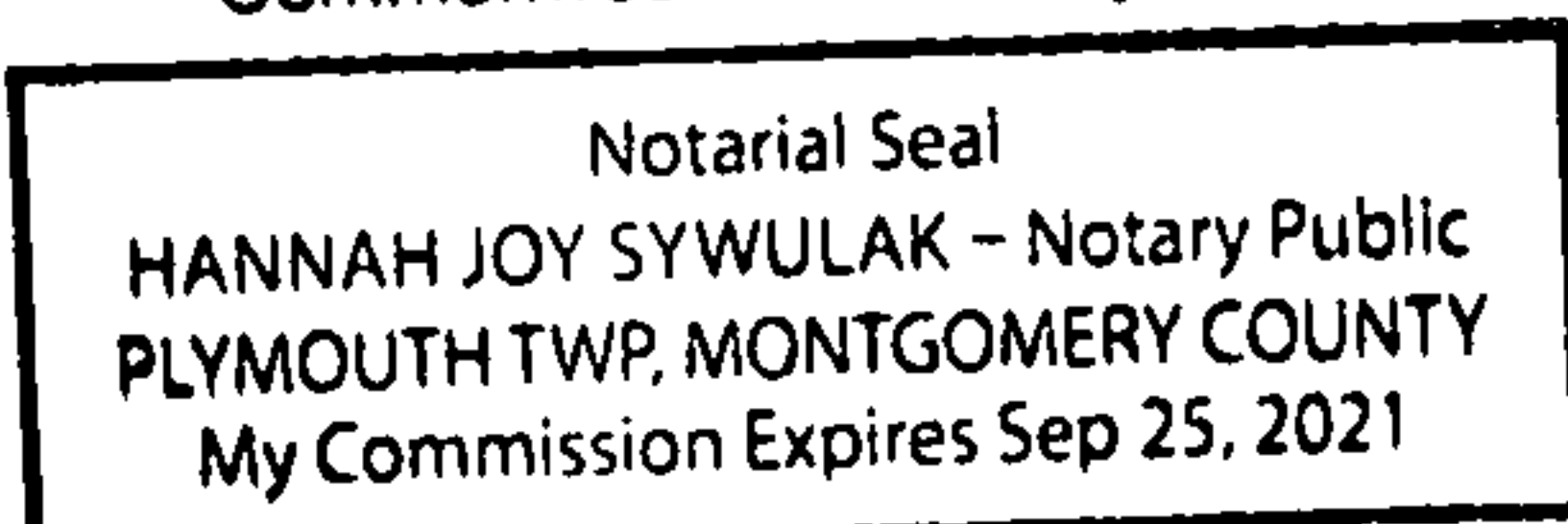
Its: Authorized Signatory

Power of attorney recorded in Maricopa County, AZ at Inst. # 20170579681.

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY, PLYMOUTH TWP

The foregoing instrument was acknowledged before me on 11/2, 2018 by **Erin Walker, Authorized Signatory of Westcor Land Title Insurance Company as attorney-in-fact for J.P. MORGAN MORTGAGE ACQUISITION CORP.** who is personally known to me or has produced as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Commonwealth of Pennsylvania



Hannah Joy Sywulak
Notary Public
Hannah Joy Sywulak

My commission expires:
9/25/2021

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

EXHIBIT A (LEGAL DESCRIPTION)

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 EAST AND THENCE GO SOUTH 01 DEGREES 10 MINUTES 22 SECONDS WEST 745.94 FEET ALONG THE WEST LINE OF SAID QUARTER-QUARTER TO THE POINT OF BEGINNING, SAID POINT IS 190.76 FEET SOUTH OF THE INTERSECTION OF THE SOUTHEAST RIGHT OF WAY OF SHELBY COUNTY ROAD #55 (1994) AND THE WEST LINE OF SAID QUARTER-QUARTER; THENCE CONTINUE SOUTH AND IN THE SAME DIRECTION 567.45 FEET, MORE OR LESS, TO A POINT AND THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 88 DEGREES 56 MINUTES 06 SECONDS AND RUN 1345.10 FEET ALONG THE SOUTH LINE OF THE SAID QUARTER-QUARTER TO A POINT THAT IS THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 90 DEGREES 27 MINUTES 16 SECONDS AND RUN 1321.8 FEET ALONG THE EAST LINE OF SAID QUARTER-QUARTER TO A POINT THAT IS THE NORTHEAST CORNER OF SAID QUARTER-QUARTER; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 89 DEGREES 10 MINUTES 36 SECONDS AND RUN 926.71 FEET ALONG THE NORTH LINE OF SAID QUARTER-QUARTER TO A POINT THAT IS ON THE SOUTHEAST RIGHT OF WAY OF SHELBY COUNTY ROAD #55 (1994); THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 124 DEGREES 46 MINUTES 37 SECONDS AND RUN ALONG THE SOUTHEAST RIGHT OF WAY 50.14 FEET; THENCE CONTINUE ALONG THE SOUTHEAST RIGHT OF WAY THE FOLLOWING DIRECTIONS; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 180 DEGREES 29 MINUTES 04 SECONDS AND RUN 117.45 FEET; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 180 DEGREES 28 MINUTES 36 SECONDS AND RUN 135.21 FEET; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 180 DEGREES 22 MINUTES 36 SECONDS AND RUN 158.67 FEET; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 84 DEGREES 39 MINUTES 38 SECONDS AND RUN 204.57 FEET; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 261 DEGREES 35 MINUTES 09 SECONDS AND RUN 420 FEET; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 283 DEGREES 21 MINUTES 02 SECONDS AND RUN 210 FEET TO THE POINT OF BEGINNING. SAID TRACT IS ALSO RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, AT MAP BOOK 16, PAGE 147, SITUATED IN SHELBY COUNTY, ALABAMA. LESS AND EXCEPT: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 EAST, THENCE S 89°14'46" W, 149.92 FEET TO AN EXISTING IRON, THENCE S 29°38'21" W 269.39 FEET TO AN EXISTING IRON, THENCE S 71°15'26" E 130.30 FEET TO AN EXISTING IRON, THENCE S 89°05'87" E 152.34 FEET TO AN EXISTING IRON, THENCE S 73°55'25" E 215.84 FEET TO AN EXISTING IRON, THENCE NORTH 342.79 FEET TO AN EXISTING IRON BACK TO THE POINT OF BEGINNING. CONTAINING 2.02 ACRES, MORE OR LESS, SAID LAND LYING IN THE NE 1/4 OF THE NW 1/4 OF SECTION 8, T-18-S, R-2-E, SHELBY COUNTY, ALABAMA. ALSO A

20 FOOT R.O.W. THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS; COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 EAST, THENCE S 89°14'48" W 349.92 FEET TO AN EXISTING IRON, THENCE S 29°38'21" W 259.39 FEET TO A POINT IN THE CENTER OF AN EXISTING GRAVEL DRIVE AND THE POINT OF BEGINNING OF THE CENTERLINE OF SAID 20 FEET R.O.W., THENCE ALONG THE CENTER OF SAID EXISTING GRAVEL DRIVE THE FOLLOWING BEARINGS AND DISTANCES. THENCE N. 69°52'00" W 23.30 FEET, THENCE S 80°38'59" W 25.71 FEET, THENCE S 03°22'04" W 29.09 FEET, THENCE N 78°05'17" W 21.27 FEET. THENCE N 56°01'52" W 75.44 FEET, THENCE S 75°47'08" W 47.97 FEET, THENCE S 56°40'00" W 56.14 FEET, THENCE N 76°25'08" W 39.04 FEET, THENCE N 47°52'31" W 103.86 FEET, THENCE N 36°54'39" W 56.64 FEET, THENCE N 34°18'53" W 90.38 FEET TO A POINT OF THE EAST R.O.W. OF A PAVED COUNTY ROAD AND THE POINT OF ENDING OF THE CENTERLINE OF SAID 20 FEET R.O.W. SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

Parcel Number: 053080001004000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/14/2019 10:28:00 AM
\$26.00 KIMBERLY
20190314000081980

Allen S. Bayl