
20060127000045650 1/3 \$99.00
Shelby Cnty Judge of Probate, AL
01/27/2006 01:44:58PM FILED/CERT

SEND TAX NOTICE TO:
Homecomings Financial Network
9350 Waxie Way
Suite 100
San Diego, CA 92123-1048
(#0437596513)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 29th day of December, 2003, Lee Ann Newell, single, 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. 20040102000001650, 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 Mortgage Electronic Registration Systems, Inc. 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 December 21, 2005, December 28, 2005, and January 4, 2006; and

Shelby County, AL 01/27/2006
State of Alabama

Deed Tax: \$82.00

WHEREAS, on January 17, 2006, 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 Mortgage Electronic Registration Systems, Inc. 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, Michael Corvin was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Mortgage Electronic Registration Systems, Inc.; and

WHEREAS, JP Morgan Chase Bank, as Trustee was the highest bidder and best bidder in the amount of Eighty One Thousand Five Hundred Sixty Eight Dollars and 90/100 Dollars (\$81,568.90) on the indebtedness secured by said mortgage, the said Mortgage Electronic Registration Systems, Inc., by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto JP Morgan Chase Bank, as Trustee all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land lying in the Southwest Quarter of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows: Beginning at a 1/2-inch rebar at the intersection of the Southerly right of way line of Nelson Walker Road and the Westerly right of way line of County Highway 47; thence along said Westerly right of way line with a curve to the left having an arc length of 496.46 feet, a radius of 1790.32 feet, and a chord bearing and distance of South 08 degrees 20 minutes 56 seconds East for 494.87 feet to a fence post found; thence leaving said Westerly right of way line run South 70 degrees 56 minutes 26 seconds West a distance of 76.17 feet to a 1/2-inch rebar set on the Northeasterly right of way of line of an Alabama Gas Company right of way (formerly L & N Railroad); thence run North 13 degrees 37 minutes 59 seconds West along said Northeasterly right of way line a distance of 448.81 feet to a 1/2-inch rebar set on said Southerly right of way of Nelson Walker Road; thence along said Southerly right of way the following courses and distances; North 57 degrees 49 minutes 33 seconds East a distance of 37.23 feet to a 1/2-inch rebar set; North 50 degrees 20 minutes 15 seconds East a distance of 80.96 feet to a 1/2-inch rebar set; North 60 degrees 31 minutes 43 seconds East a distance of 13.89 feet to the point of beginning. According to survey of Rodney Y. Shiflett, RLS #21784, dated December 18, 2003.

TO HAVE AND TO HOLD the above described property unto JP Morgan Chase Bank, as Trustee, 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, Mortgage Electronic Registration Systems, Inc. , has caused this instrument to be executed by and through Michael Corvin, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Michael Corvin, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this 17th day of January, 2006.

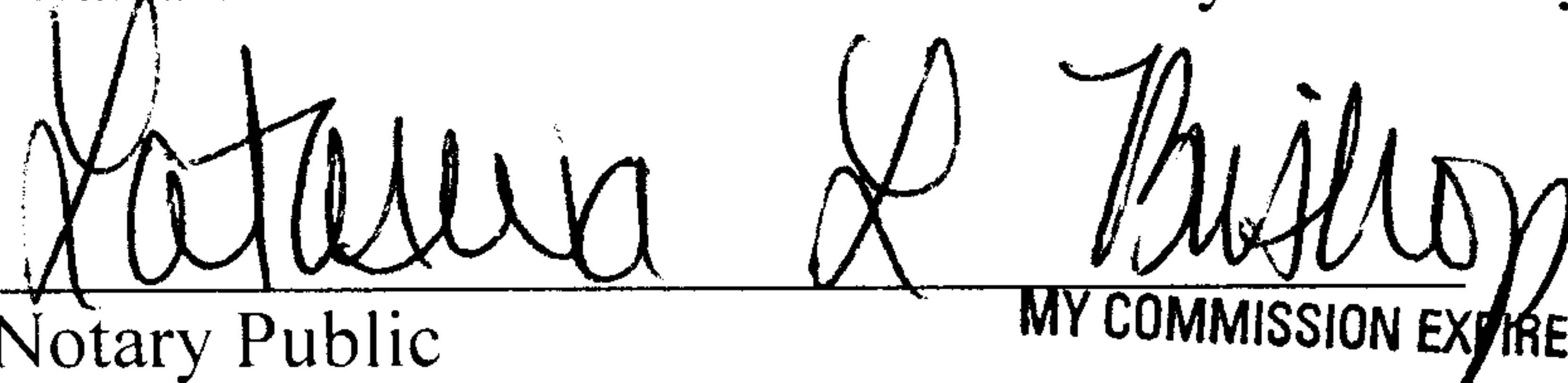
Mortgage Electronic Registration Systems, Inc.

By: 
Michael Corvin, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as auctioneer and attorney-in-fact for Mortgage Electronic Registration Systems, Inc. , 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 Mortgagee.

Given under my hand and official seal on this 17th day of January, 2006.


Notary Public

MY COMMISSION EXPIRES FEBRUARY 11, 2008

My Commission Expires: _____

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