

STATE OF ALABAMA

SHELBY COUNTY

MORTGAGE FORECLOSURE DEED

KNOWN ALL MEN BY THESE PRESENTS, that whereas, heretofore, on August 26, 1997 by **JOE B. WILSON**, an unmarried man (Mortgagor) executed a certain Mortgage to **CENTRAL ALABAMA MOBILE HOMES DBA COOSA VALLEY HOME** (Mortgagee), and which mortgage is recorded as Instrument #1997-27739 in the Office of the Judge of Probate of Shelby County, Alabama, and;

WHEREAS, said Mortgage recorded as Instrument #1997-27739 was assigned to Nationwide Mortgage Company by Assignment recorded as Instrument #1997-27740 and also Assignment recorded as Instrument #1997-28209 and;

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said JP Morgan Chase Bank, National Association, Trustee as current and present owner of said mortgage, 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 February 15, 2006, February 22, 2006, March 1, 2006 and March 8, 2006; and

WHEREAS, on March 10, 2006, the day on which the foreclosure sale was due to be held, according to said notice, between 11:00 a.m. and 4:00 p.m., the legal hours of sale, said foreclosure sale was duly and properly conducted, and JP Morgan Chase Bank, National Association, Trustee did offer for sale and did sell at public outcry at the entrance to the main Courthouse located in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned Mortgage was the bid of **JANE WHITE**, in the amount of Forty-Six Thousand Five Hundred Dollars and no/100 (\$46,500.00), which sum the said JP Morgan Chase Bank, National Association, Trustee offered to credit on the indebtedness secured by said Mortgage, and said property was thereupon sold to **JANE WHITE**, and;

WHEREAS, the Mortgage expressly authorized the Mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting the sale for the Mortgagee to execute to the purchaser at the sale a deed to the property so purchased;

NOW THEREFORE, in consideration of the premises and of Forty-Six Thousand Five Hundred Dollars and no/100 (\$46,500.00), cash, the said **JOE B. WILSON**, an unmarried man, by and through the said, JP Morgan Chase Bank, National Association, Trustee, by **JOHN**

HOLLIS JACKSON, JR., as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said JP Morgan Chase Bank, National Association, Trustee, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, does grant, bargain, sell and convey unto **JANE WHITE**, the following described property in Shelby County, Alabama, to wit:

Commence at the NE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 23, Township 21 South, Range 1 East; thence South 1 Deg. 22 Min. 37 Sec. East (MB) for a distance of 400.00 feet to a point (iron pin); thence continue South 1 Deg. 22 Min. 37 Sec. East (MB) for a distance of 50.0 feet to a point (iron pin); thence turn as angle of 52 degrees 20 minutes 25 seconds to the right and proceed South 50 deg. 57 min. 48 Sec. West (MB) for a distance of 482.00 feet to the Point of Beginning; thence continue along last described course for a distance of 157.50 feet to a point of intersection with the Alabama Power Company 397 foot elevation contour (iron pin); thence proceed Southerly along the said 397 foot contour for a distance of 80 feet, more or less, to a point, being a point equidistant from the NW corner and SW corner of Grantor's land as described in Deed recorded in Real Book 041, Page 283, in the Probate Office of Shelby County, Alabama; thence turn left and run Easterly 160 feet along the centerline of an existing road or drive; thence turn left and run Northerly 150 feet, more or less to the point of beginning.

Subject to recorded and unrecorded easements, rights-of-way, and encumbrances.

TOGETHER WITH AND INCLUDING all improvements constructed upon, affixed to, or located upon the above described real property, including without limitation, the residential dwelling located hereon more particularly described as a "Manufactured Home", and which is hereby conclusively deemed to be real property, described as follows: Make: 1997 Redman Manufactured Home; Model: Brighton 28 X 80; Serial #14718890.

TO HAVE AND TO HOLD the above described property unto **JANE WHITE**, her heirs and assigns forever, subject to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said JP Morgan Chase Bank, National Association, Trustee, has caused this instrument to be executed by **JOHN HOLLIS JACKSON, JR.**, as auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and in witness thereof the said **JOHN HOLLIS JACKSON, JR.**, has executed this instrument in his capacity as auctioneer on this the 10th day of March, 2006.

Joe B. Wilson, an unmarried man, Mortgagor

BY: John Hollis Jackson
JOHN HOLLIS JACKSON, JR. as Auctioneer and the Person conducting the sale for the
Mortgagee or Transferee of Mortgagee

JP Morgan Chase Bank, National Association, Trustee, Mortgagee or Transferee of Mortgagee

BY: John Hollis Jackson
JOHN HOLLIS JACKSON, JR. as Auctioneer and the Person conducting the sale for the
Mortgagee or Transferee of Mortgagee

BY: John Hollis Jackson
JOHN HOLLIS JACKSON, JR. as Auctioneer and the Person conducting the sale for the
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that **JOHN HOLLIS JACKSON, JR.**, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that being informed of the contents of the conveyance, he, in his capacity, as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears the same date.

IN WITNESS WHEREOF, I have hereunto set my and seal on this the 10th day of March, 2006.

(S E A L)

Zammy S. Drman
NOTARY PUBLIC

My Commission Expires:
3-25-06

Shelby County, AL 04/25/2006
State of Alabama

Deed Tax: \$46.50

This instrument was prepared by:
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