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Shelby Cnty Judge of Probate, AL
06/22/2006 11:03:27AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on February 14, 2000, **John B. Lyon and T. Dawn Lyon, Husband Wife as Joint Tenants, Party of the First Part**, executed a certain mortgage to **Community Bank of Northern Virginia**, which said mortgage is recorded in Instrument No. 2000-06038, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to The Chase Manhattan Bank as Indenture Trustee, c/o Residential Funding which said assignment of mortgage is recorded in Instrument No. 2000-40568, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and JPMorgan Chase Bank as Indenture Trustee fka The Chase Manhattan Bank as Indenture 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 05/17/06, 05/24/06, 06/01/06; and

WHEREAS, on June 15, 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 JPMorgan Chase Bank as Indenture Trustee fka The Chase Manhattan Bank as Indenture Trustee. in the amount of **TWENTY-ONE THOUSAND THREE HUNDRED TWO AND 00/100 DOLLARS (\$ 21,302.00)**; 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 JPMorgan Chase Bank as Indenture Trustee fka The Chase Manhattan Bank as Indenture Trustee.; and

WHEREAS, Vicki N. Smith, 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 **TWENTY-ONE THOUSAND THREE HUNDRED TWO AND 00/100 DOLLARS (\$ 21,302.00)**, 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 JPMorgan Chase Bank as Indenture Trustee fka The Chase Manhattan Bank as Indenture Trustee., and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

All that certain lot or parcel of land situate in Shelby County, Alabama, known and described as Lot 3 according to the amended map of sixth addition to Riverchase Country Club recorded in Map Book 7, Page 93 in the Probate Office of Shelby County, Alabama.

Subject to Easements of record map.

Subject to restrictions and release of damages in Real Volume 252, Page 166.

Subject to restrictions in favor of Alabama Power Company in Mis. Volume 25, Page 741.

Subject to right of way to Alabama Power Company in Volume 313, Page 195.

Subject to an agreement with Alabama Power Company for underground Distribution in Misc. Volume 25, Page 736.

Subject to restrictions and covenants in Mis. Volume 14, Page 536 last amended in Real 41, Page 18.

Subject to all minerals and mining rights and other rights incident thereto in Volume 127, Page 140.

TO HAVE AND TO HOLD the above described property unto JPMorgan Chase Bank as Indenture Trustee fka The Chase Manhattan Bank as Indenture Trustee., 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, John B. Lyon and T. Dawn Lyon, Husband Wife as Joint Tenants and JPMorgan Chase Bank as Indenture Trustee fka The Chase Manhattan Bank as Indenture Trustee. have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 15th day of June, 2006.

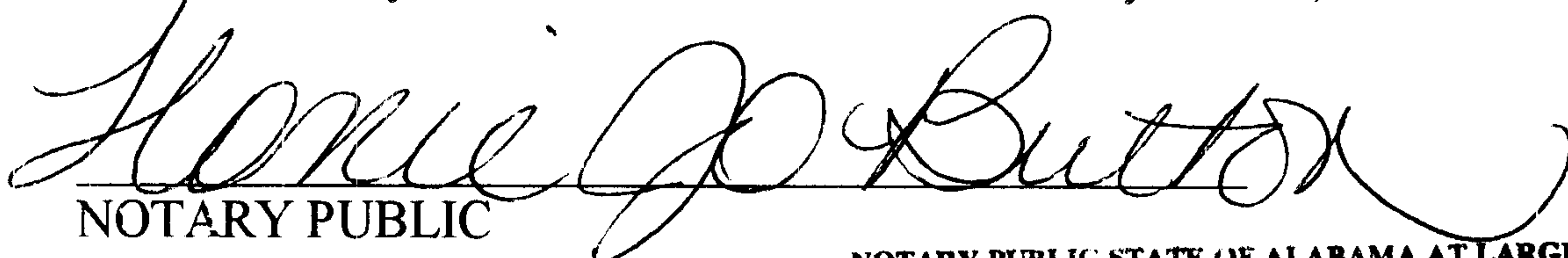
BY:

AS: Vicki N. Smith
Auctioneer and Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Vicki N. Smith, whose name as attorney-in-fact and auctioneer for John B. Lyon and T. Dawn Lyon, Husband Wife as Joint Tenants and JPMorgan Chase Bank as Indenture Trustee fka The Chase Manhattan Bank as Indenture 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 15th day of June, 2006.


NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 23, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Grantee Name / Send tax notice to:

Homecomings/Fidelity National Foreclosure & Bankruptcy

ATTN: Holly Howenstine

Suite 200, 1270 Northland Drive

Mendota Height, MN 55120