

SEND TAX NOTICE TO:
Washington Mutual
7255 Baymeadows Way
Mail Stop Jaxa2035
Jacksonville, FL 32256

CM #: 43453-1379

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 17th day of November, 2005, Joshua Kumrits, a single man , executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for Homecomings Financial Network, Inc. , which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument # 20051129000614590, said mortgage having subsequently been transferred and assigned to JPMorgan Chase Bank, National Association, (""); and

WHEREAS, in and by said mortgage, the 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 or any person conducting said sale for the was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the 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 JPMorgan Chase Bank, National Association JP Morgan Chase Bank, National Association, as purchaser of the loans and other assets of Washington Mutual Bank formerly known as Washington Mutual Bank, FA (the "Savings Bank") successor by merger to Long Beach Mortgage Company, from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. § 1821(d) 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 June 10, 2009, June 17, 2009, and June 24, 2009; and

WHEREAS, on July 7, 2009, 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 JPMorgan Chase Bank, National AssociationJP Morgan Chase Bank, National Association, as purchaser of the loans and other assets of Washington Mutual Bank formerly

known as Washington Mutual Bank, FA (the "Savings Bank") successor by merger to Long Beach Mortgage Company, from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. § 1821(d) 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 as member of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said JPMorgan Chase Bank, National Association JP Morgan Chase Bank, National Association, as purchaser of the loans and other assets of Washington Mutual Bank formerly known as Washington Mutual Bank, FA (the "Savings Bank") successor by merger to Long Beach Mortgage Company, from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. § 1821(d) ; and

WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of Two Hundred Three Thousand Five Hundred Eighty And 85/100 Dollars (\$203,580.85) on the indebtedness secured by said mortgage, the said JPMorgan Chase Bank, National AssociationJP Morgan Chase Bank, National Association, as purchaser of the loans and other assets of Washington Mutual Bank formerly known as Washington Mutual Bank, FA (the "Savings Bank") successor by merger to Long Beach Mortgage Company, from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. § 1821(d) , by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale and as attorney-in-fact for said , does hereby grant, bargain, sell and convey unto Fannie Mae a/k/a Federal National Mortgage Association, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the intersection of the East line of North boundary Street and the South right of way of Valley Street; thence run Northeast along the South line of Valley Street for a distance of 71.75 feet to the point of beginning. From the point of beginning, thus obtained, continue along the last described course for a distance of 75.00 feet; thence turn an angle to the right of 90 degrees 31 minutes 57 seconds and run Southeast for a distance of 147.00 feet; thence turn an angle to the right of 89 degrees 28 minutes 03 seconds and run Southwest for a distance of 75.00 feet; thence turn an angle to the right of 90 degrees 31 minutes 57 seconds and run Northwest for a distance of 147.00 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Fannie Mae a/k/a Federal National Mortgage Association 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.



20090715000272700 2/3 \$24.00
Shelby Cnty Judge of Probate, AL
07/15/2009 01:59:27 PM FILED/CERT

IN WITNESS WHEREOF, JPMorgan Chase Bank, National AssociationJP Morgan Chase Bank, National Association, as purchaser of the loans and other assets of Washington Mutual Bank formerly known as Washington Mutual Bank, FA (the "Savings Bank") successor by merger to Long Beach Mortgage Company, from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. § 1821(d) , has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this July 7, 2009.

JPMorgan Chase Bank, National Association JP Morgan Chase Bank, National Association, as purchaser of the loans and other assets of Washington Mutual Bank formerly known as Washington Mutual Bank, FA (the "Savings Bank") successor by merger to Long Beach Mortgage Company, from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. § 1821(d)
By: Corvin Auctioneering, LLC
Its: Auctioneer and Attorney-in-Fact

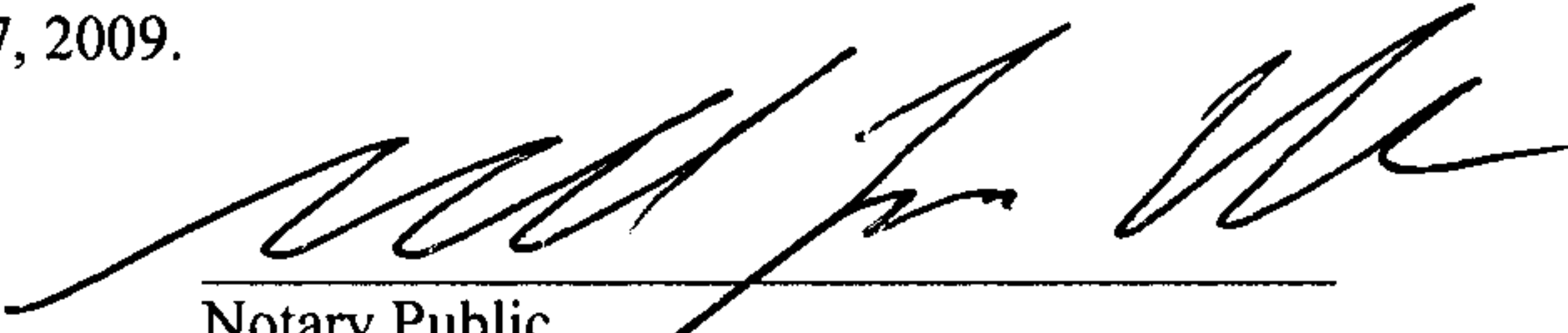
By: 
Michael Corvin, Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as member of Corvin Auctioneering, LLC acting in its capacity as auctioneer and attorney-in-fact for JPMorgan Chase Bank, National AssociationJP Morgan Chase Bank, National Association, as purchaser of the loans and other assets of Washington Mutual Bank formerly known as Washington Mutual Bank, FA (the "Savings Bank") successor by merger to Long Beach Mortgage Company, from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. § 1821(d) , 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, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this July 7, 2009.


Notary Public
My Commission Expires: _____

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



20090715000272700 3/3 \$24.00
Shelby Cnty Judge of Probate, AL
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