

20091005000376070 1/3 \$103.00
Shelby Cnty Judge of Probate, AL
10/05/2009 09:31:38 AM FILED/CERT

SEND TAX NOTICE TO:
Shelby Resources, Inc.
P.O. Box 419
Pelham, AL 35214
CM #: 126544

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 15th day of March, 2006, Juan C. Vargas and Monica Rodriquez, husband and wife, executed that certain mortgage on real property hereinafter described to AmSouth Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Inst. # 20060317000126390, said mortgage having subsequently been transferred and assigned to HSBC Bank USA, N.A., as trustee for JP Morgan Mortgage Trust 2006-A5, ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee 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 HSBC Bank USA, N.A., as trustee for JP Morgan Mortgage Trust 2006-A5 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 17, 2009, June 24, 2009, and July 1, 2009; and

WHEREAS, on September 22, 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 HSBC Bank USA, N.A., as trustee for JP Morgan Mortgage Trust 2006-A5 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

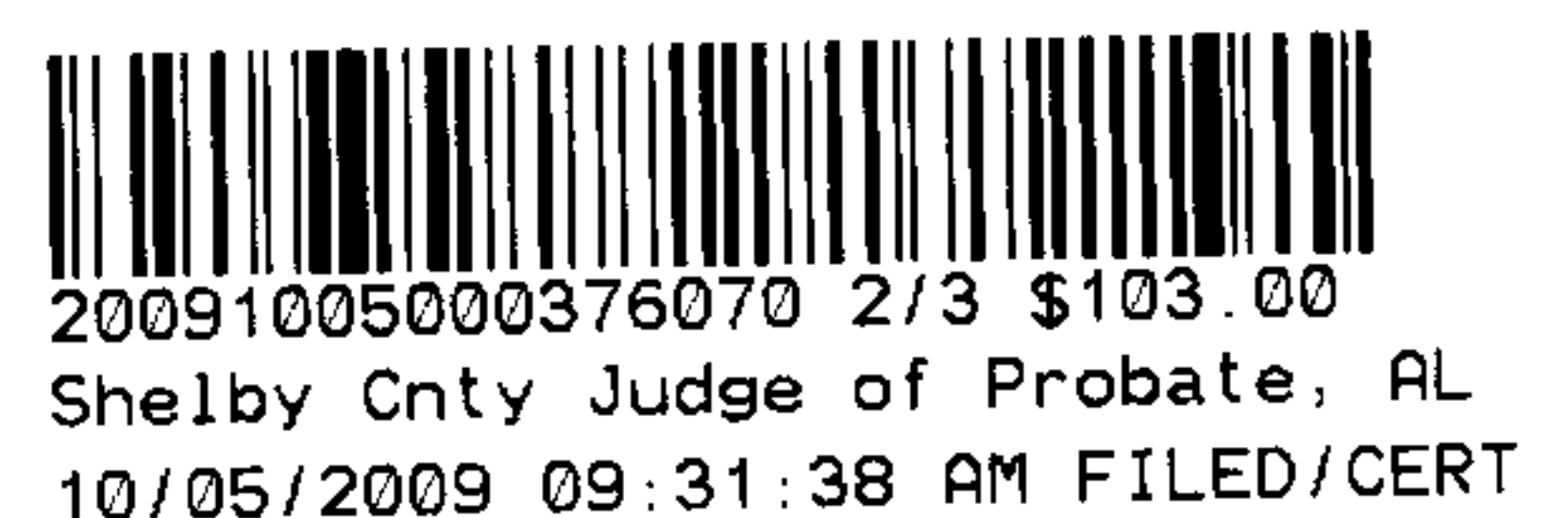
WHEREAS, Aaron Nelson was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said HSBC Bank USA, N.A., as trustee for JP Morgan Mortgage Trust 2006-A5; and

WHEREAS, Shelby Resources, Inc. was the highest bidder and best bidder in the amount of Eighty-Four Thousand Nine Hundred Eighty-One And 00/100 Dollars (\$84,981.00) on the indebtedness secured by said mortgage, the said HSBC Bank USA, N.A., as trustee for JP Morgan Mortgage Trust 2006-A5, by and through Aaron Nelson as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby remise, release, quit claim and convey unto Shelby Resources, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 32, according to the Final Plat of Hayesbury, Phase 2, as recorded in
Map Book 30, Page 104, in the Probate Office of Shelby County, Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto Shelby Resources, Inc., 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, HSBC Bank USA, N.A., as trustee for JP Morgan Mortgage Trust 2006-A5, has caused this instrument to be executed by and through Aaron Nelson, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Nelson, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this September 22, 2009.

State of Alabama
Deed Tax : \$85.00

HSBC Bank USA, N.A., as trustee for JP Morgan
Mortgage Trust 2006-A5
By: Aaron Nelson
Aaron Nelson, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)


COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, acting in his/her capacity as auctioneer and attorney-in-fact for HSBC Bank USA, N.A., as trustee for JP Morgan Mortgage Trust 2006-A5, 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 Transferee acting in his/her capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this September 22, 2009.

Stacy Harris Sowers
Notary Public
My Commission Expires:
MY COMMISSION EXPIRES NOVEMBER 19, 2012

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


20091005000376070 3/3 \$103.00
Shelby Cnty Judge of Probate, AL
10/05/2009 09:31:38 AM FILED/CERT

