

20091230000475620 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
12/30/2009 11:58:52 AM FILED/CERT

SEND TAX NOTICE TO:
Chase Home Finance LLC
10790 Rancho Bernardino Road
San Diego, CA 92127

CM #: 137479

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 15th day of April, 2004, Mark Redman a/k/a Mark A. Redman and Christina Redman, executed that certain mortgage on real property hereinafter described to Argent Mortgage Company, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20040428000219130, said mortgage having subsequently been transferred and assigned to WM Specialty Mortgage LLC, by instrument recorded in Instrument No. 20080118000025310, in the aforesaid Probate Office ("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 JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC 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 November 18, 2009, November 25, 2009, and December 2, 2009; and

WHEREAS, on December 18, 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 JPMC Specialty Mortgage,



LLC f/k/a WM Specialty Mortgage, LLC 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 Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC; and

WHEREAS, JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC , was the highest bidder and best bidder in the amount of One Hundred Twenty-Five Thousand Seven Hundred Ninety-Two And 00/100 Dollars (\$125,792.00) on the indebtedness secured by said mortgage, the said JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC, by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC , all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Parcel C:

Commence at the Northwest corner of Southeast quarter of Southwest quarter of Section 8, Township 21 South, Range 3 West; thence run South along the West line of said quarter-quarter 595.53 feet to an old half inch rebar, the point of beginning; thence proceed South along previous course 100.00 feet to a set rebar; thence an Azimuth of 114 degrees 12 minutes 21 seconds Southeasterly 278.45 feet to a set rebar; thence an Azimuth of 8 degrees 07 minutes 37 seconds Northeasterly 100.00 feet to an old half inch rebar; thence an Azimuth of 359 degrees 40 minutes 19 seconds Northerly 150.00 feet to a set rebar on the Southerly right of way of Shelby County Highway #270, said point being on a curve to the right having a radius of 340 feet; thence an Azimuth of 306 degrees 08 minutes Northwesterly along a chord 129.36 feet to an old half inch rebar; thence an Azimuth of 179 degrees 45 minutes Southerly 184.57 feet to an old half inch rebar; thence an Azimuth of 294 degrees 14 minutes 12 seconds Northwesterly 179.40 feet to the point of beginning.

Parcel D:

Commence at the Northwest corner of Southeast quarter of Southwest quarter of Section 8, Township 21 South, Range 3 West; thence run South along the West line of said quarter-quarter 695.53 feet to a set half inch rebar, the point of beginning; thence proceed South along previous course 190.64 feet to a set rebar on the North line of parcel E; thence an Azimuth of 112 degrees 49 minutes 30 seconds Southeasterly 249.00 feet; thence an Azimuth of 8 degrees 07 minutes 37 seconds Northeasterly along West line of parcels A and B 174.82 feet to the South line of parcel C; thence an Azimuth of 294 degrees 12 minutes 21 seconds Northwesterly along said South line 278.45 feet to the point of beginning. Situated in Shelby County, Alabama.


TO HAVE AND TO HOLD the above described property unto JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC its successors/heirs and assigns, forever; subject, however, to the statutory rights of



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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, JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC, has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this December 18, 2009.

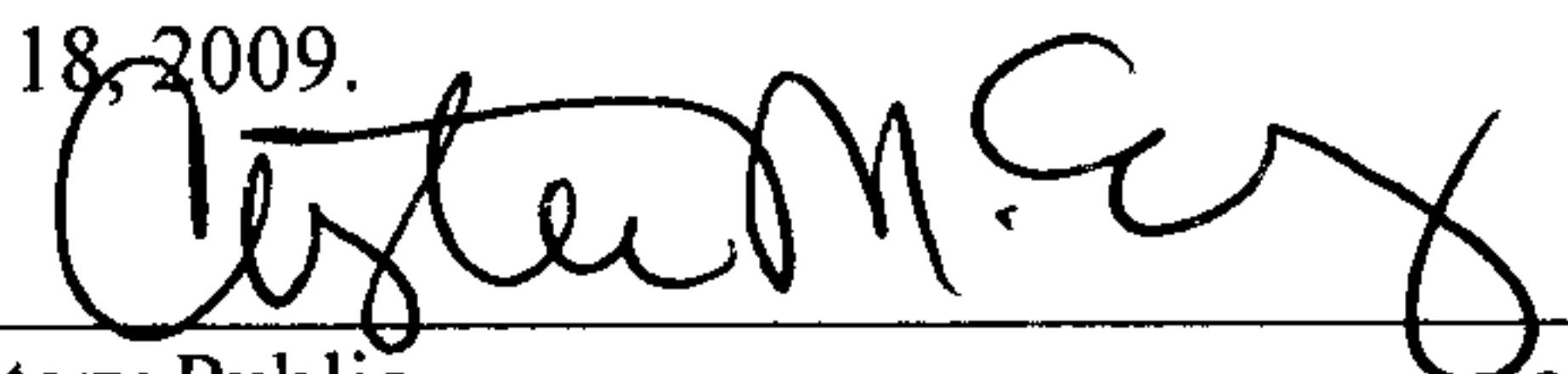
JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC
By: 
Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)


COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, acting in his/her capacity as auctioneer and attorney-in-fact for JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC, 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 December 18, 2009.


Notary Public MY COMMISSION EXPIRES OCTOBER 26, 2011
My Commission Expires: _____

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


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