

MORTGAGE FORECLOSURE DEED


20100322000083260 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
03/22/2010 03:55:10 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

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)

Tracy Spake Ledbetter
5303864002

KNOW ALL MEN BY THESE PRESENTS: That Tracy Spake Ledbetter, a single person did, on to-wit, the July 21, 2006, execute a mortgage to Mortgage Electronic Registration Systems, Inc., solely as nominee for First Magnus Financial Corporation, which mortgage is recorded in Instrument #20060726000359300; said mortgage was transferred and assigned to JPMorgan Chase Bank, National Association as recorded in Instrument #20100218000047860 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said JPMorgan Chase Bank, National Association did declare all of the indebtedness secured by said mortgage due and payable 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 published in Shelby County, Alabama, in its issues of February 17, 24, March 3, 2010; and

WHEREAS, on the March 11, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:17 o'clock a.m, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and JPMorgan Chase Bank, National Association did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, 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 JPMorgan Chase Bank, National Association, in the amount of One Hundred Twenty-Six Thousand Four Hundred Seventy-Four Dollars and No Cents (\$126,474.00), which sum the said JPMorgan Chase Bank, National Association offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said JPMorgan Chase Bank, National Association; and

WHEREAS, said 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 said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of One Hundred Twenty-Six Thousand Four Hundred Seventy-Four Dollars and No Cents (\$126,474.00), cash, the said Tracy Spake Ledbetter, a single person, acting by and through the said JPMorgan Chase Bank, National Association, by Jimmie Raye Newman, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said JPMorgan Chase Bank, National Association, by Jimmie Raye Newman, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Jimmie Raye Newman, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto JPMorgan Chase Bank, National Association, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 61, according to the Survey of Laurel Woods, Phase II, as recorded in Map Book 17, Page 17, In the office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto JPMorgan Chase Bank, National Association, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said JPMorgan Chase Bank, National Association, has caused this instrument to be executed by Jimmie Raye Newman, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage and in witness whereof the said Jimmie Raye Newman, has executed this instrument in his capacity as such auctioneer on this the March 11, 2010.

Tracy Spake Ledbetter, a single person
Mortgagors

JPMorgan Chase Bank, National Association
Mortgagee or Transferee of Mortgage

By Jimmie Raye Newman
Jimmie Raye Newman, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage

JPMorgan Chase Bank, National Association
Mortgagee or Transferee of Mortgage

By Jimmie Raye Newman
Jimmie Raye Newman, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage

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Jimmie Raye Newman, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Jimmie Raye Newman, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this March 11, 2010.

Dorothy M. Veitch
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-28-2010

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO & PICKETT, L.L.P.
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
10-000087

GRANTEE'S ADDRESS
JPMorgan Chase Bank, National Association
7255 Baymeadows Way
Jacksonville, Florida 32256



Dorothy M. Veitch
Notary Public
State of Alabama
Alabama State at Large

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