

MORTGAGE FORECLOSURE DEED

20100528000170310 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
05/28/2010 01:03:40 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

Mary J. Kuehne

KNOW ALL MEN BY THESE PRESENTS: That Mary Jo Kuehne and Eberhard Kuehne, Husband and Wife did, on to-wit, the May 23, 2005, execute a mortgage to PHH Mortgage Services, which mortgage is recorded in Instrument # 20050526000257520; said mortgage was transferred and assigned to Mortgage Electronic Registration Systems, Inc., as recorded in Instrument # 20050823000432600; further transferred and assigned to U.S. Bank, National Association, as Trustee, successor-in-interest to Wachovia Bank, N.A. as Trustee of JPM ALT 2005-ALT1 as recorded in Instrument# 20100429000130910 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 U.S. Bank, National Association, as Trustee, successor-in-interest to Wachovia Bank, N.A. as Trustee of JPM ALT 2005-ALT1 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 April 28, May 5, 12, 2010; and

WHEREAS, on the May 19, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice, at 1:55 o'clock a.m./p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and U.S. Bank, National Association, as Trustee, successor-in-interest to Wachovia Bank, N.A. as Trustee of JPM ALT 2005-ALT1 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 U.S. Bank, National Association, as Trustee, successor-in-interest to Wachovia Bank, N.A. as Trustee of JPM ALT 2005-ALT1, in the amount of One Hundred Seventeen Thousand Dollars and No Cents (\$117,000.00), which sum the said U.S. Bank, National Association, as Trustee, successor-in-interest to Wachovia Bank, N.A. as Trustee of JPM ALT 2005-ALT1 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said U.S. Bank, National Association, as Trustee, successor-in-interest to Wachovia Bank, N.A. as Trustee of JPM ALT 2005-ALT1; 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 Seventeen Thousand Dollars and No Cents (\$117,000.00), cash, the said Mary Jo Kuehne and Eberhard Kuehne, Husband and Wife, acting by and through the said U.S. Bank, National Association, as Trustee, successor-in-interest to Wachovia Bank, N.A. as Trustee of JPM ALT 2005-ALT1, by Jimmie Raye Newman, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said U.S. Bank, National Association, as Trustee, successor-in-interest to Wachovia Bank, N.A. as Trustee of JPM ALT 2005-ALT1, 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 U.S. Bank, National Association, as Trustee, successor-in-interest to Wachovia Bank, N.A. as Trustee of JPM ALT 2005-ALT1, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 25, according to the Survey of Grande View Garden and Townhomes, First Addition as recorded in Map Book 26, page 16 in the Probate Office of Shelby County, Alabama.

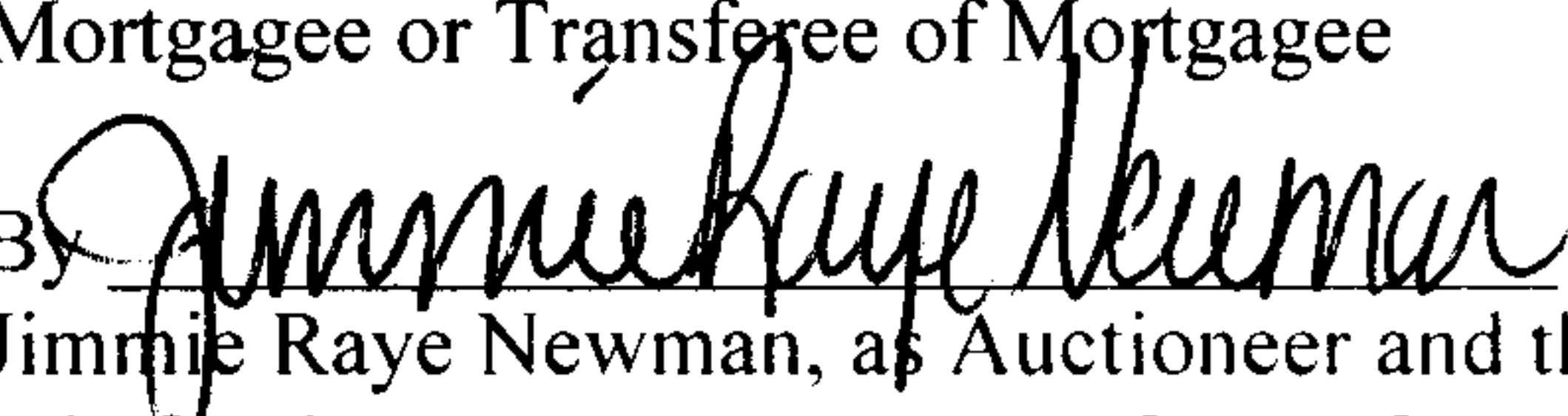
TO HAVE AND TO HOLD THE above described property unto U.S. Bank, National Association, as Trustee, successor-in-interest to Wachovia Bank, N.A. as Trustee of JPM ALT 2005-ALT1, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said U.S. Bank, National Association, as Trustee, successor-in-interest to Wachovia Bank, N.A. as Trustee of JPM ALT 2005-ALT1, 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 Mortgagee and in witness whereof the said Jimmie Raye Newman, has executed this instrument in his capacity as such auctioneer on this the May 19, 2010.

Mary Jo Kuehne and Eberhard Kuehne, Husband and Wife
Mortgagors

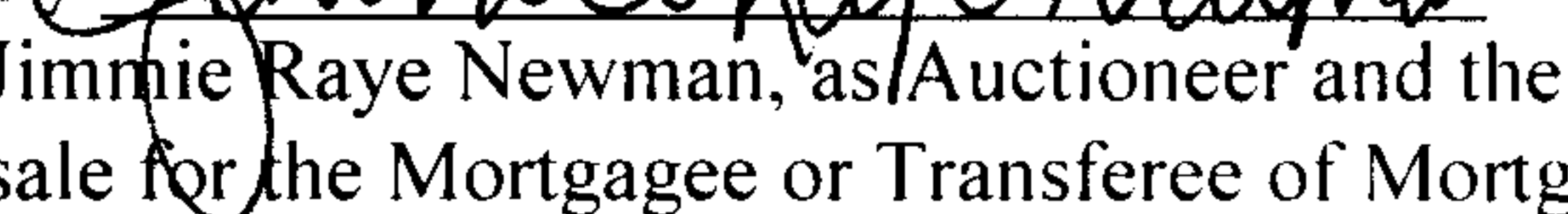
U.S. Bank, National Association, as Trustee, successor-in-interest to
Wachovia Bank, N.A. as Trustee of JPM ALT 2005-ALT1
Mortgagee or Transferee of Mortgagee

By

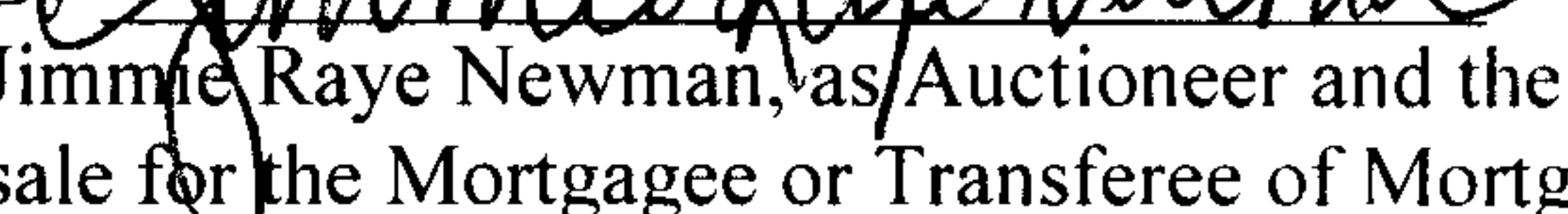

Jimmie Raye Newman, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

U.S. Bank, National Association, as Trustee, successor-in-interest to
Wachovia Bank, N.A. as Trustee of JPM ALT 2005-ALT1
Mortgagee or Transferee of Mortgagee

By


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

By


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

STATE OF ALABAMA
COUNTY OF SHELBY



20100528000170310 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
05/28/2010 01:03:40 PM FILED/CERT

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 Mortgagee, 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 Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this May 19, 2010.


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
10-000328

GRANTEE'S ADDRESS
PHH Mortgage Corporation
2001 Bishops Gate Blvd.
Attn: Mail Stop SV-01
Mount Laurel, New Jersey 08054



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