


SEND TAX NOTICE TO:
Chase Home Finance, LLC
7255 Baymeadows Way
Mail Stop Jaxa2035
Jacksonville, FL 32256


20100920000307760 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
09/20/2010 12:39:49 PM FILED/CERT

CM #: 180448

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 26th day of November, 2007, Ruth Gayle Cunningham, an unmarried woman, executed that certain mortgage on real property hereinafter described to Washington Mutual Bank, FA, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number: 20071130000544540, and

WHEREAS, in and by said mortgage, the Mortgagee 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 Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") 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 August 11, 2010, August 18, 2010, and August 25, 2010; and

WHEREAS, on September 10, 2010, 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 Association, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") 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, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said JPMorgan 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") 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, JPMorgan 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") 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), was the highest bidder and best bidder in the amount of Five Hundred Thirty-Five Thousand One Hundred Forty-Five And 00/100 Dollars (\$535,145.00) on the indebtedness secured by said mortgage, the said JPMorgan 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") 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 Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto JPMorgan 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") 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), all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

From a 1 foot square bar at the Northwest corner of Section 17, Township 20 South, Range 1 West, sighting South 5317.25 feet on a 4 foot x 4 foot concrete monument at the Southwest corner of said Section 17, turn thence 00 degrees 39 minutes 02 seconds left and run 1336.73 feet to a 1.5 foot pipe accepted as the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 17, thence turn 00 degrees 01 minutes 14 seconds left and run 330.03 feet along the accepted West boundary of said Southwest 1/4 - Northwest 1/4 to a 1 inch pipe, being the point of beginning of herein described parcel of land; thence continue along said course for a distance of 1007.36 feet to a 1/2 inch rebar accepted as the Southwest corner of said Southwest 1/4 - Northwest 1/4; thence turn 89 degrees 00 minutes 52 seconds left and run 815.00 feet along the accepted South boundary of aforementioned Southwest 1/4 - Northwest 1/4 to a 1/2 inch rebar that is set 456.63 feet West of a 1.5 inch pipe accepted as the Southeast corner of said Southwest 1/4 - Northwest 1/4, thence run 98 degrees 34 minutes 42 seconds left and run 311.75 feet along a fence line to a 1/2 inch rebar; thence turn 76 degrees 40 minutes 49 seconds left and run 108.59 feet along a fence line to a 1/2 inch rebar; thence turn 72 degrees 19 minutes 50 seconds right and run 62.93 feet along a fence line to a 1/2 inch rebar; thence turn 28 degrees 10 minutes 07 seconds left and run 56.82 feet along a fence line to a 1/2 inch rebar; thence turn 41 degrees 11 minutes 58 seconds right and run 87.25 feet along a fence line to a 1/2 inch rebar; thence turn 91 degrees 11 minutes 44 seconds left and run 117.66 feet along a fence line to a 1/2 inch rebar; thence turn 90 degrees 06 minutes 26 seconds right and run 529.06 feet to a 1/2 inch rebar; thence turn 90 degrees 0 minutes 0 seconds left and run 439.90 feet to a 1/2 inch rebar; thence turn 105 degrees 28 minutes 23 seconds right and run 57.00 feet along a fence line to a 1/2 inch rebar; thence turn 18 degrees 49 minutes 04 seconds left and run 79.81 feet along a fence line to a 1/2 inch rebar; thence turn 16 degrees 22 minutes 26 seconds left and run 119.81 feet along a fence line to a 1/2 inch rebar; thence turn 26 degrees 51 minutes 10 seconds left and run 25.55 feet along a fence line to a 1/2 inch rebar; thence turn 49 degrees 46 minutes 23 seconds left and run 673.63 feet along a fence line to a 1/2 inch rebar; thence turn 20 degrees 48 minutes 20 seconds left and run 143.28 feet to a 1/2 inch rebar; thence turn 13 degrees 51 minutes 48 seconds right and run 49.24 feet to a 1/2 inch rebar; thence turn 26 degrees 19 minutes 56 seconds right and run 67.71 feet to a 1/2 inch rebar; thence turn 18 degrees 52 minutes 53 seconds left and run 112.0 feet to a 1/2 inch rebar; thence turn 07 degrees 33 minutes 01 seconds left and run 89.90 feet to a 1/2 inch rebar; thence turn 08 degrees 36 minutes 04 seconds right and run 65.30 feet to a 1/2 inch rebar; thence turn 22 degrees 28 minutes 24 seconds right and run 50.52 feet to a 1/2 inch rebar on the Easterly boundary of Shelby County Road #39 (80 foot Right of Way), thence turn 84 degrees 16 minutes 13 seconds left and run 99.12 feet along said road boundary to a 1/2 inch rebar; thence turn 111 degrees 47 minutes 44 seconds left and run 1251.18 feet along an accepted property line of the point of beginning of herein described parcel of land, situated in the Southwest 1/4 - Northwest 1/4 of Section 17, Township 20 South, Range 1 West and the Southeast 1/4 - Northeast 1/4 of Section 18, Township 20 South, Range 1 West, Shelby County, Alabama.

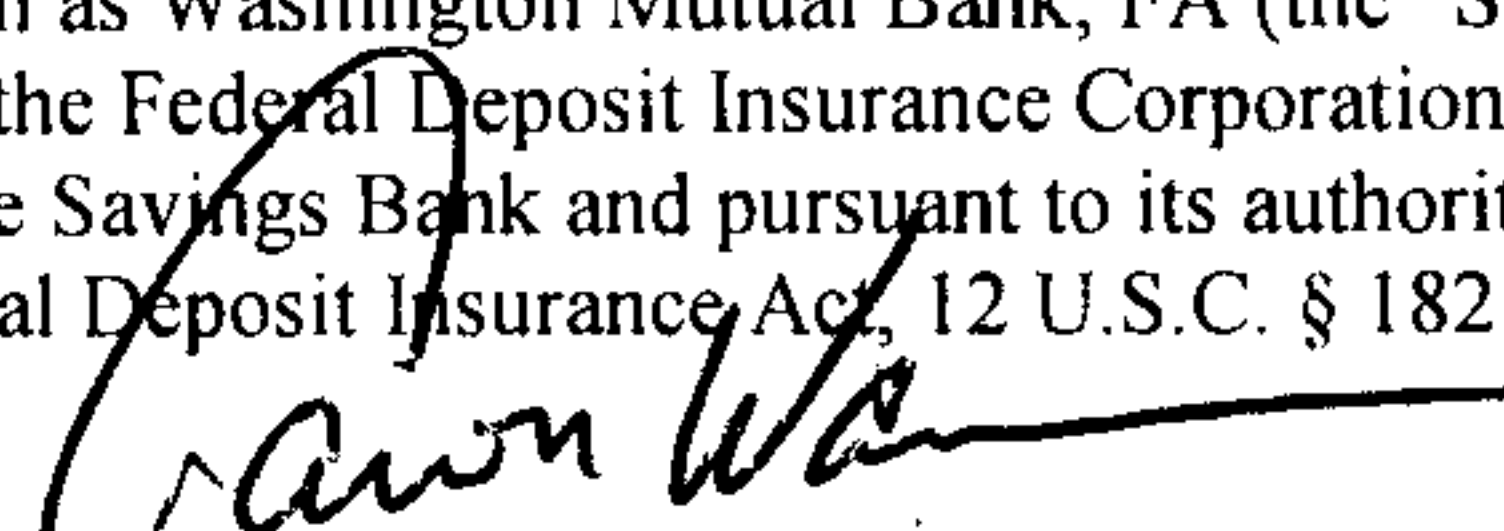
TO HAVE AND TO HOLD the above described property unto JPMorgan Chase Bank, National Association, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. § 1821(d) 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.



Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, JPMorgan 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") 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 Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this September 10, 2010

JPMorgan 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") 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: 
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 JPMorgan 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") 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/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 Mortgagee acting in his/her capacity as auctioneer and Attorney-in-fact for said Mortgagee.

Given under my hand and official seal on this September 10, 2010


Notary Public
My Commission Expires: _____

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



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