

Loan Number: 7426430096

SEND TAX NOTICE TO:
GMAC Mortgage, LLC
GMAC, LLC
1100 Virginia Drive
Fort Washington, PA 19034


20101110000377850 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
11/10/2010 01:26:28 PM FILED/CERT

CM #: 105942

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 9th day of February, 2006, Paul Farnsworth and Joyce Farnsworth, as husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Homecomings Financial Network, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060215000074720, said mortgage having subsequently been transferred and assigned to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as Trustee for RAMP 2006RZ2, by instrument recorded in Instrument Number 20101001000324720, 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 The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as Trustee for RAMP 2006RZ2 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 September 29, 2010, October 6, 2010, and October 13, 2010; and

WHEREAS, on October 29, 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 The Bank of New York Mellon Trust Company,



National Association fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as Trustee for RAMP 2006RZ2 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 The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as Trustee for RAMP 2006RZ2; and

WHEREAS, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as Trustee for RAMP 2006RZ2, was the highest bidder and best bidder in the amount of Thirty-Seven Thousand Two Hundred And 00/100 Dollars (\$37,200.00) on the indebtedness secured by said mortgage, the said The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as Trustee for RAMP 2006RZ2, 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 The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as Trustee for RAMP 2006RZ2, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Northeast quarter of Section 32, Township 21 South, Range 1 East, and run Easterly along the South side of the said Northeast quarter for 210.00 feet to the East side of 20 foot wide access easement which provides access to the parcel herein described; thence turn an angle of 90 Degrees 00 Minutes to the left and run Northerly along the East side of the 20 foot wide access easement for 210.00 feet to the point of beginning; thence turn an angle of 3 Degrees 58 Minutes 09 Seconds to the left and run a distance of 177.11 feet; thence turn an angle of 2 Degrees 38 Minutes 13 Seconds to the left and run a distance of 120.82 feet; thence turn an angle of 83 Degrees 23 Minutes 38 Seconds to the left and run a distance of 183.84 feet; thence turn an angle of 90 Degrees 00 Minutes to the left and run a distance of 296.71 feet; thence turn an angle of 90 Degrees 00 Minutes to the left and run a distance of 210.00 feet to the point of beginning. Situated in the Southwest quarter of the Northeast quarter, Section 32, Township 21 South, Range 1 East, Shelby County, Alabama. Also included is an easement (20 foot wide) described as follows: Commence at the Southwest corner of the Northeast quarter of Section 32, Township 21 South, Range 1 East, and run Easterly along the South side of the Northeast quarter for 210.00 feet to the East side of a 20 foot wide access easement (said point being the point of beginning); thence turn an angle of 90 Degrees 00 Minutes to the right and run Southerly a distance of 22.5 feet, more or less, along the East side of the 20 foot wide access easement to the right of way of Shelby County Highway No. 28; thence turn an angle of 90 Degrees 00 Minutes to the right and run along said Highway right of way a distance of 20.00 feet; thence turn an angle of 90 Degrees to the right and run a distance of 232.5 feet; thence turn an angle of 90 Degrees to the right and run a distance of 20.0 feet; thence turn an angle of 90 Degrees to the right and run a distance of 210.0 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as Trustee for RAMP 2006RZ2 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



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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, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as Trustee for RAMP 2006RZ2, 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 October 29, 2010.

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as Trustee for RAMP 2006RZ2

By: Aaron Warner
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 The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as Trustee for RAMP 2006RZ2, 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 October 29, 2010.

Christine Michelle Eay
Notary Public
My Commission Expires: OCTOBER 26, 2011

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

