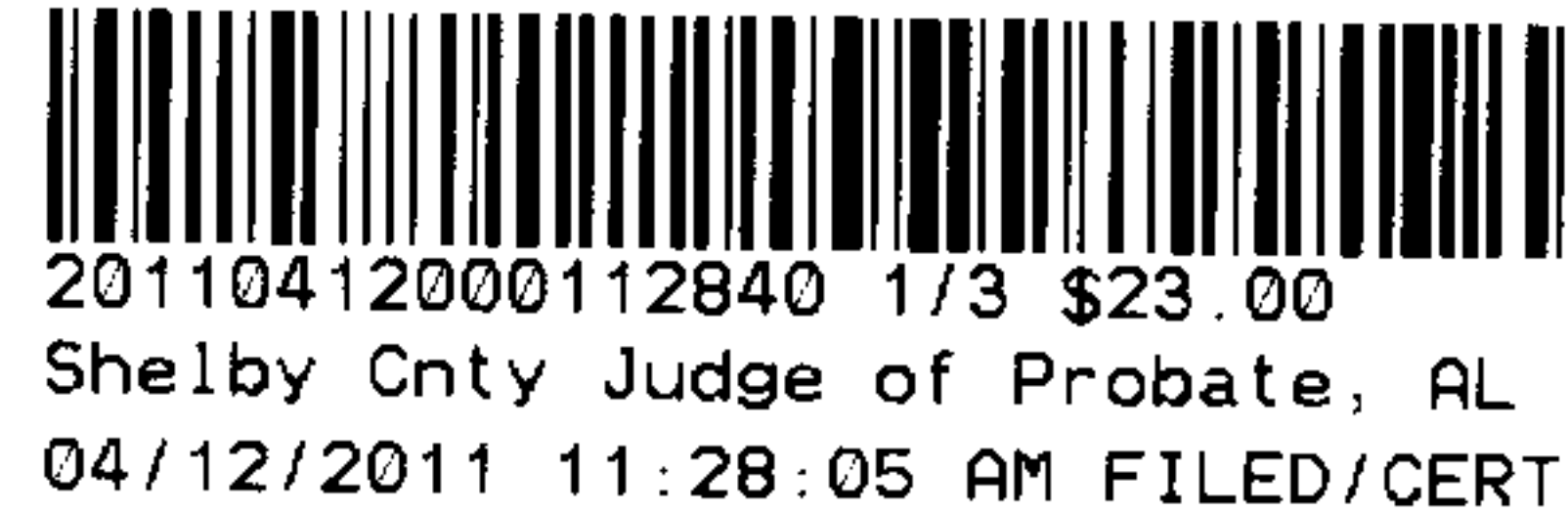


PREPARED BY: JAMES TARLTON
JOHNSON & FREEDMAN, LLC
1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181

FILE NO.: 221.1003004AL/R

STATE OF ALABAMA
COUNTY OF SHELBY



MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on September 22, 2005, **Melba F. Nichols and husband E.L. Nichols, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc acting solely as nominee for Renasant Bank, its successors and assigns, party of the second part** which said mortgage is recorded in Instrument No. 20050932000497300, in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to U.S. Bank National Association as Trustee for JP ALT 2006-51; and *20110412 000112830

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and U.S. Bank National Association as Trustee for JP ALT 2006-51 did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided 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 in Shelby County, Alabama, in its issues of 10/27, 11/03, 11/10/2010
; and

WHEREAS, on December 9, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of U.S. Bank National Association as Trustee for JP ALT 2006-51 in the amount of **TWO HUNDRED EIGHT THOUSAND EIGHT HUNDRED FORTY-FOUR AND 21/100 DOLLARS (\$ 208,844.21)**;; and said property was thereupon sold to U.S. Bank National Association as Trustee for JP ALT 2006-51; and

WHEREAS, Fran Clark conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and **TWO HUNDRED EIGHT THOUSAND EIGHT HUNDRED FORTY-FOUR AND 21/100 DOLLARS (\$ 208,844.21)**, on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto U.S. Bank National

Association as Trustee for JP ALT 2006-51, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

PARCEL I :

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama; thence run easterly along the North line of said Section 25, a distance of 1,353.27 feet to a point; thence turn an angle of 51 degrees 15 minutes 26 seconds to the right and run southeasterly a distance of 192.32 feet to a point; thence turn an angle of 51 degrees 15 minutes 26 seconds to the left and run easterly a distance of 46.55 feet to the point of beginning of the property being described; thence continue along last described course a distance of 46.54 feet to a point; thence turn an angle of 34 degrees 33 minutes 42 seconds to the right and run southeasterly a distance of 298.49 feet to a point on the West water line of Reed Creek Slough of Lay Lake; thence turn an angle of 119 degrees 43 minutes 44 seconds to the right and run southwesterly along the said water line of said Lay Lake a chord distance of 85.0 feet to a point; thence turn an angle of 69 degrees 24 minutes 37 seconds to the right and run northwesterly a distance of 298.45 feet to the point of beginning.

PARCEL II :

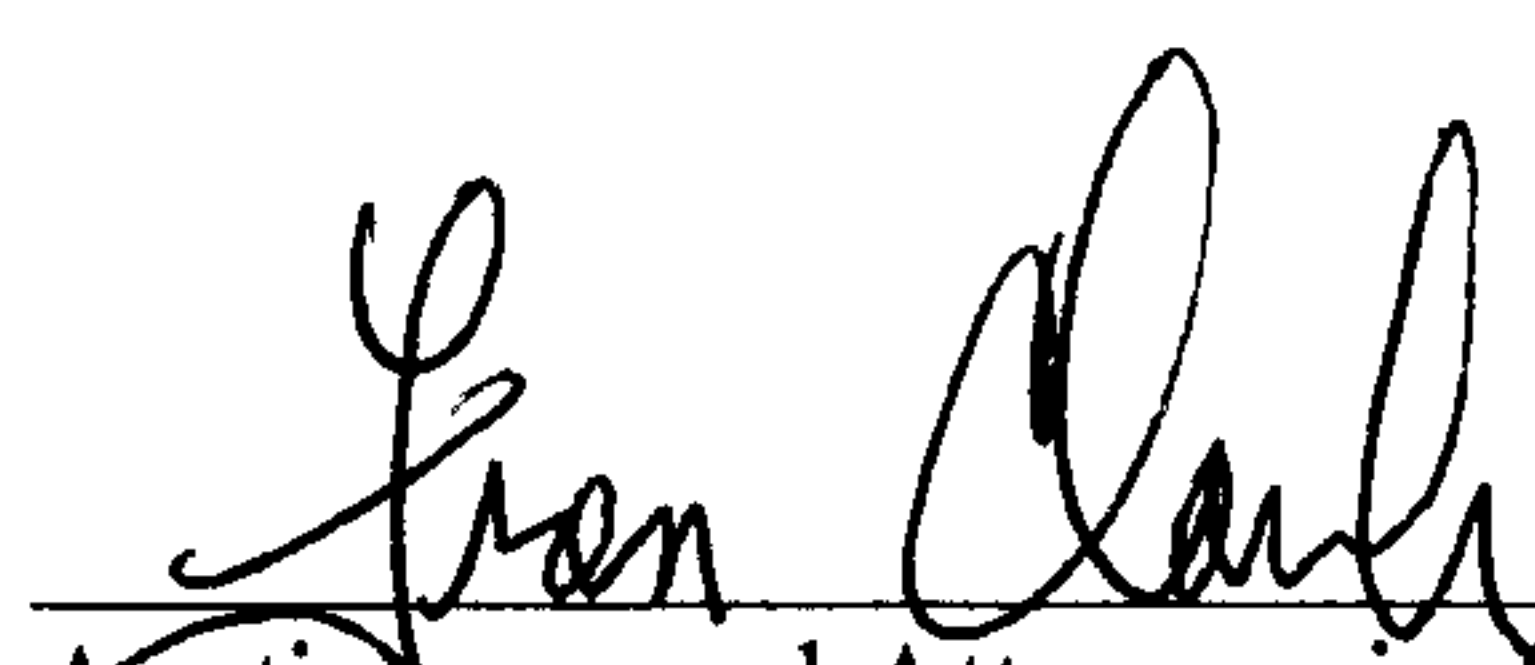
Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama; thence run easterly along the North line of said Section 25, 1,353.27 feet to point; thence 51 degrees 15 minutes 26 seconds right and run 192.32 feet to the point of beginning of the property being described; thence continue along last described course 172.90 feet to a point; thence 52 degrees 43 minutes right and run 25.22 feet to a point on the water line of Lay Lake; thence 59 degrees 0 minutes left and run 12.13 feet to a point; thence 32 degrees 03 minutes right and run 40.0 feet to a point; thence 43 degrees 0 minutes left and run 24.0 feet to a point; thence 29 degrees 0 minutes left and run 39.0 feet to a point; thence 16 degrees 30 minutes left and run 85.0 feet to a point; thence 124 degrees 49 minutes 23 seconds left and run 298.45 feet to a point; thence 43 degrees 42 minutes 03 seconds left and run 46.55 feet to the point of beginning. According to the survey of Joseph E. Conn, Jr., dated July 19, 1982.1

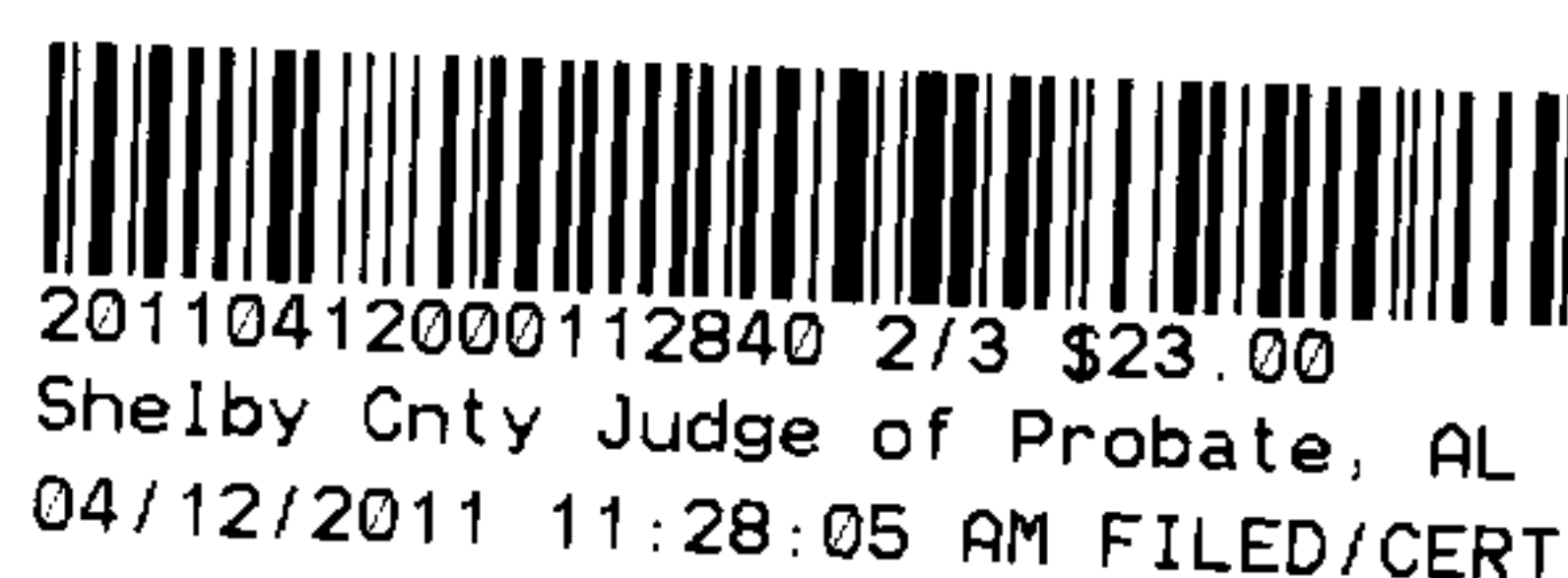
Situated in Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20050923000497290

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association as Trustee for JP ALT 2006-51, its successors and assigns forever; subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Melba F.Nichols and husband E.L. Nichols and U.S. Bank National Association as Trustee for JP ALT 2006-51 have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 9th day of December, 2010.

BY: 
AS: Auctioneer and Attorney-in-fact



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Fran Clark, whose name as attorney-in-fact and auctioneer for Melba F. Nichols and husband E.L. Nichols and U.S. Bank National Association as Trustee for JP ALT 2006-51, 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 said conveyance, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of December, 2010.



NOTARY PUBLIC

My Commission Expires: **MY COMMISSION EXPIRES 07-27-2011**

Grantee Name / Send tax notice to:

ATTN: Ashley Bennett

SunTrust Mortgage, Inc.

P O Box 27767

Richmond, VA 23261



20110412000112840 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
04/12/2011 11:28:05 AM FILED/CERT