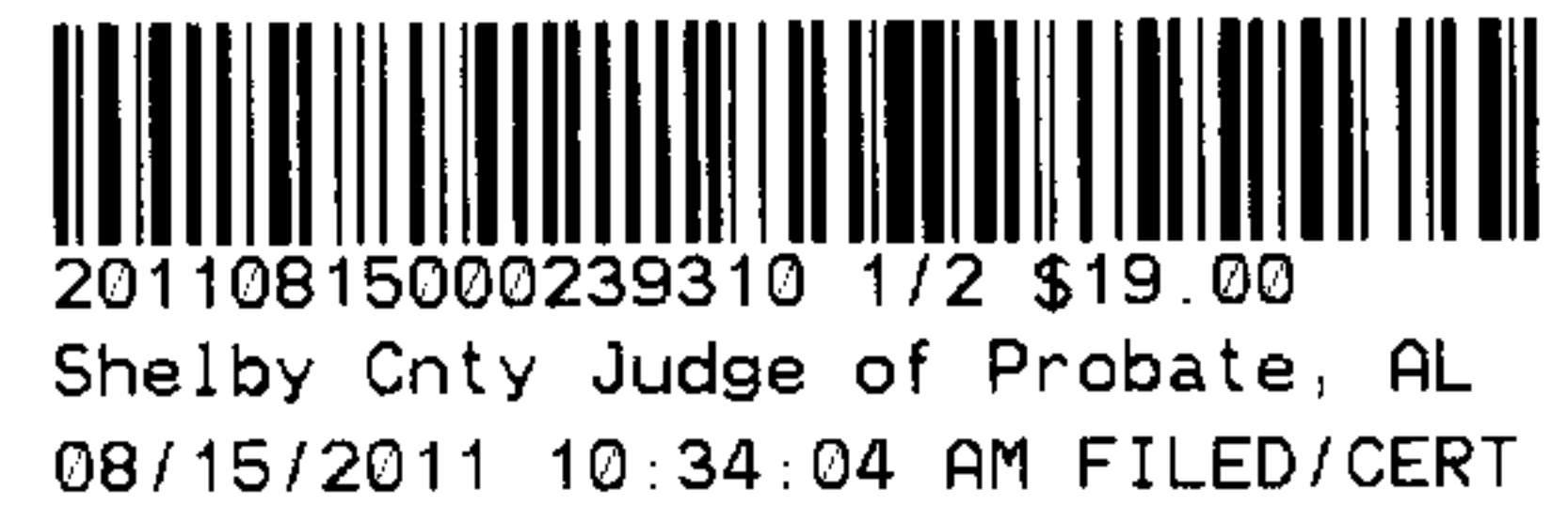


STATE OF ALABAMA)

COUNTY OF SHELBY)



FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on, to-wit: the 4th day of November, 1998, MELVIN L. DYE, a single person, executed a mortgage to CYMA MORTGAGE CORP., its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on November 12, 1998, in Instrument No. 1998-44783, Probate Records of Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which said mortgage was subsequently assigned to CHASE MORTGAGE COMPANY, by assignment dated August 16, 2000, and recorded in Instrument No. 2000-32945, Probate Records of Shelby County, Alabama; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee or its assigns shall have the authority to sell said property before the Courthouse Door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and thereafter notice was published in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the 1st day of June, 2011, and the 8th day of June, 2011, and the 15th day of June, 2011, that the hereinafter described property would be sold before the front door of the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on the 2nd day of August, 2011, and

WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale **FEDERAL HOME LOAN MORTGAGE CORPORATION**, became the purchaser of the hereinafter described property at and for the sum of **\$121,972.74**, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, JAMES J. ODOM, JR., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by **FEDERAL HOME LOAN MORTGAGE CORPORATION**;

NOW THEREFORE, IN consideration of the premises MELVIN L. DYE, a single person, and JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, successor by merger to, CHASE HOME FINANCE, LLC, successor by merger to CHASE MANHATTAN MORTGAGE CORPORATION, successor by merger with CHASE MORTGAGE COMPANY, 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 the said **FEDERAL HOME LOAN MORTGAGE CORPORATION**, the following described real property situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southeast quarter of the Southeast quarter of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama and more particularly described as follows:

Commence at the Southwest corner of the Southeast quarter of southeast quarter; thence east long the South line thereof, a distance of 531.50 feet; thence 90 degrees 1 minute 24 seconds left in a Northerly direction a distance of 431.62 feet; thence 83 degrees 38 minutes 50 seconds right in a Northeasterly direction a distance of .40 feet to the point of beginning; thence continue on last described course a distance of 119.31 feet; thence 38 degrees 4 minutes 37 seconds left a distance of 78.68 feet; thence 0 degrees 6 minutes 37 seconds right in a Northeasterly direction a distance of 45.94 feet to the West right of way line of McGuire Road; thence 66 degrees 24 minutes 23 seconds left to tangent of a curve left, having a radius of 180 feet and subtending a central angle of 32 degrees; thence run along the arc of said curve, a distance of 100.53 feet; thence continue Northwesterly on tangent from curve, a distance of 66.54 feet; thence 87 degrees 28

minutes left in a Southwesterly direction 171.41 feet; thence 76 degrees 50 minutes 40 seconds left a distance of 20.44 feet; thence 35 degrees 8 minutes 40 seconds right a distance of 73.00 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the **FEDERAL HOME LOAN MORTGAGE CORPORATION**, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said **FEDERAL HOME LOAN MORTGAGE CORPORATION**, under and by virtue of the power and authority contained in the aforesaid mortgage. 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, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said MELVIN L. DYE, a single person, and JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, successor by merger to, CHASE HOME FINANCE, LLC, successor by merger to CHASE MANHATTAN MORTGAGE CORPORATION, successor by merger with CHASE MORTGAGE COMPANY,, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

MELVIN L. DYE, a single person, and
JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION, successor by merger to, CHASE
HOME FINANCE, LLC, successor by merger to
CHASE MANHATTAN MORTGAGE
CORPORATION, successor by merger with
CHASE MORTGAGE COMPANY,

BY: _____

James J. Odom, Jr.

As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that JAMES J. ODOM, JR. whose name as attorney-in-fact and auctioneer for MELVIN L. DYE, a single person, and JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, successor by merger to, CHASE HOME FINANCE, LLC, successor by merger to CHASE MANHATTAN MORTGAGE CORPORATION, successor by merger with CHASE MORTGAGE COMPANY,, 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 9th day
of August, 2011.

Anne P. Marshall

Notary Public

My Commission Expires: 3/7/2015

THIS INSTRUMENT PREPARED BY:
ROBERT J. WERMUTH/ddc
STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.
P.O. BOX 307
HUNTSVILLE, AL 35804

Grantees Address:
8250 Jones Branch Drive
MS A62
McLean, VA 22102



20110815000239310 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
08/15/2011 10:34:04 AM FILED/CERT