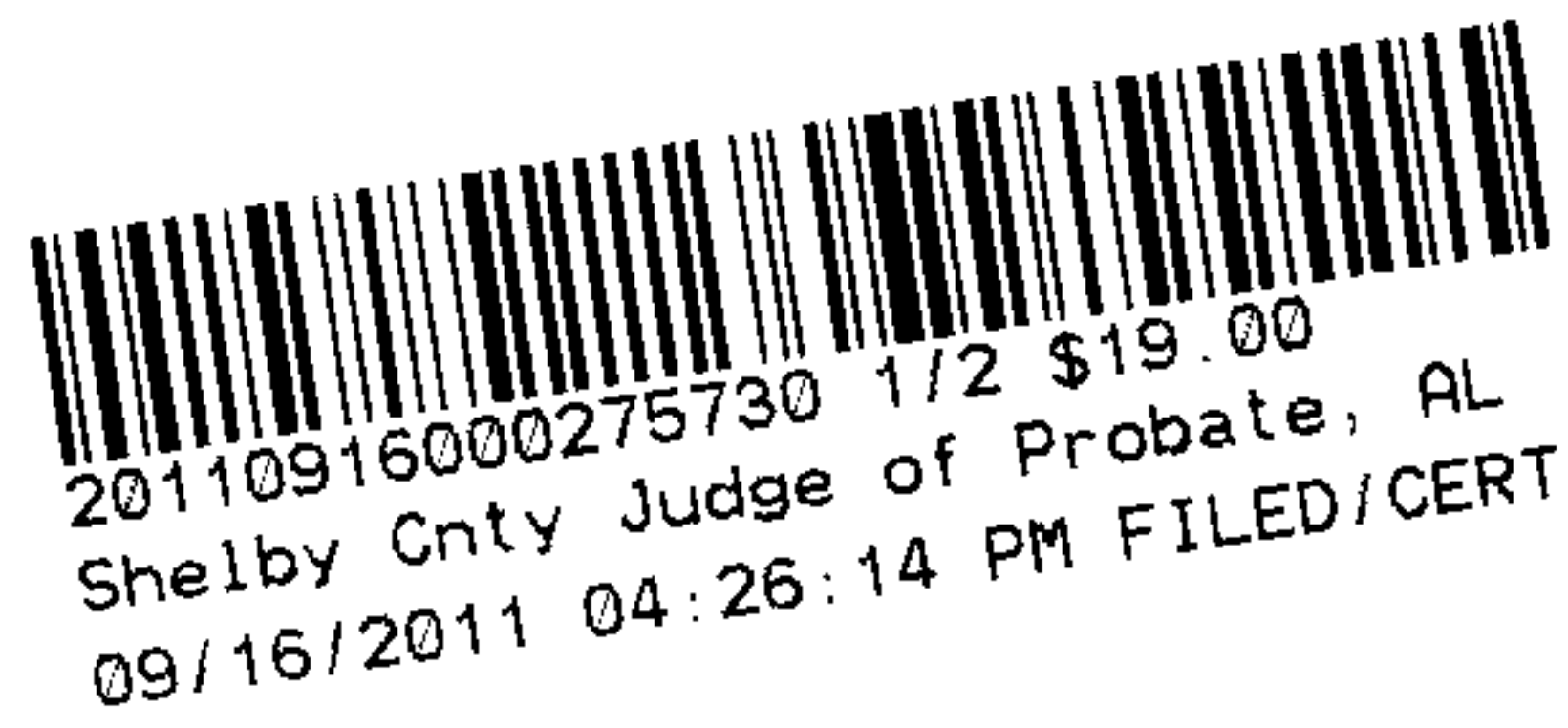


STATE OF ALABAMA)

COUNTY OF SHELBY)



FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on, to-wit: the 10th day of February, 2005, JOEL MILLER and BRENDA MILLER, husband and wife as community property, executed a mortgage to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") Solely as nominee for SUNCAP MORTGAGE, INC., herein called the Mortgagee, which said mortgage was recorded on February 17, 2005, in Instrument #20050217000078430, in the Office of the Judge of Probate, Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which mortgage and the indebtedness secured thereby was subsequently assigned to CHASE HOME FINANCE LLC, by assignment dated October 1, 2010, and recorded in Instrument #20101019000349740, of said Probate Court records; 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 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 said Mortgagee thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the 3rd day of August, 2011, and the 10th day of August, 2011, and the 17th day of August, 2011, that it would sell the hereinafter described property 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 30th day of August, 2011; and

WHEREAS, the said sale was held at the time and place stated in said notice which was published in the said issues of The Shelby County Reporter, and **FEDERAL NATIONAL MORTGAGE ASSOCIATION** became the purchaser of the hereinafter described property at and for the sum of \$147,325.27 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 JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC;

NOW THEREFORE, IN consideration of the premises JOEL MILLER and BRENDA MILLER, husband and wife as community property and JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC, 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 NATIONAL MORTGAGE ASSOCIATION** the following described real property situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of Section 36, Township 21 South, Range 1 West, and run South along the East boundary line of said Section a distance of 394.5 feet; thence turn an angle to the right of 80 degrees 35 minutes and run 2981.6 feet; thence turn an angle to the right of 8 degrees 46 minutes and run 1368.2 feet; thence turn an angle to the right of 28 degrees 26 minutes and run 257.2 feet; thence turn an angle of **145** degrees 19 minutes to the left and run 50.0 feet to the point of beginning of the parcel herein described, said point being 1.75 inch capped pipe; thence continue along the last described course for 248.30 feet to a point; thence turn an angle of 90 degrees to the right and run 187.00 feet to a point, being a point on the East right of way line of County Highway No. 47; thence turn an angle of 91 degrees 48

minutes 18 seconds to the right and run Northerly along said right of way of County Highway No. 47 along a curve to the left, having a radius of 5374.65 feet and central angle of 3 degrees 11 minutes 18 seconds for an arc distance of 299.08 feet to a point, being a 1.5 inch pipe; thence turn an angle of 106 degrees 39 minutes to the right, from the tangent to the curve and leaving said right of way run 192.7 feet to the point of beginning. Said parcel is lying in the NW quarter of the NW quarter, Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, 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 NATIONAL MORTGAGE ASSOCIATION** 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 JOEL MILLER and BRENDA MILLER, husband and wife as community property, and JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC, 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.

JOEL MILLER and BRENDA MILLER, husband and wife as community property and JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC

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 JOEL MILLER and BRENDA MILLER, husband and wife as community property, and JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC, 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 30th day of August, 2011.

Anne P. Marshall

Notary Public

My Commission Expires: 3/7/2015

THIS INSTRUMENT PREPARED BY:

ROBERT J. WERMUTH/ac1

STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.

P.O. BOX 307

HUNTSVILLE, AL 35804

Grantees Address:

Fannie Mae

P.O. Box 650043

Dallas, TX 75265-0043