

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on, to-wit: the 8th day of September, 2009, BRIAN E. SHURTZ and AMANDA K. SHURTZ, husband and wife, executed a mortgage to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for HOMETOWN MORTGAGE SERVICES, INC., its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on September 17, 2009, in Instrument No. 20090917000356410, 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 HOME FINANCE LLC, by assignment dated August 12, 2010, and recorded in Instrument No. 20100827000276440, 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 17th day of August, 2011, and the 24th day of August, 2011, and the 31st day of August, 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 27th day of September, 2011, and

WHEREAS, such sale was postponed by announcements at the courthouse door and by notices published in The Shelby County Reporter; the last postponement having been until the 25th day of October, 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 **HOMESALES INC.**, became the purchaser of the hereinafter described property at and for the sum of **\$182,750.00**, 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 HOMESALES, INC.;

NOW THEREFORE, IN consideration of the premises BRIAN E. SHURTZ and AMANDA K. SHURTZ, husband and wife, and JPMORGAN CHASE BANK, NATIONAL ASSOCIATION successor by merger with 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 **HOMESALES, INC.**, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 31, according to the amended map of Chesser Plantation Phase I, Sector I, as recorded in Map Book 31, Page 21, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the common areas as more particularly described in the Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded in Instrument 2002030600010788, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration")

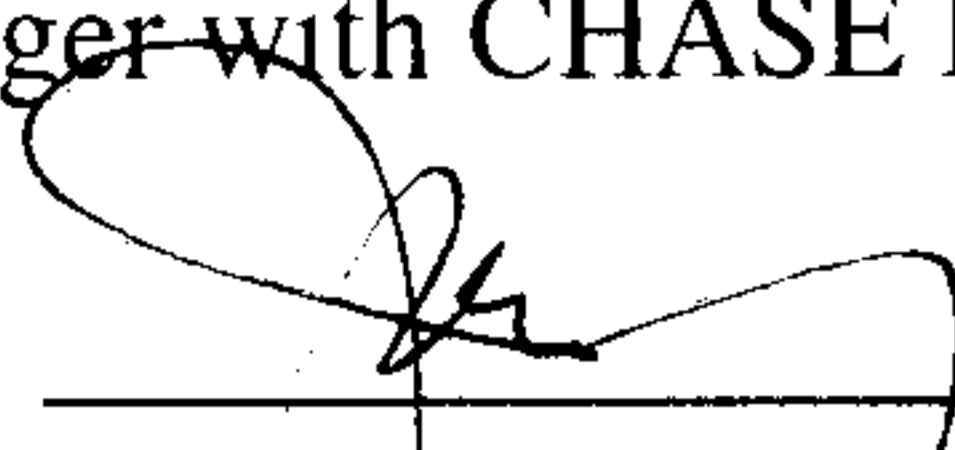
Shelby County, AL 11/14/2011
State of Alabama
Deed Tax: \$183.00


20111114000341770 1/2 \$202.00
Shelby Cnty Judge of Probate, AL
11/14/2011 01:31:04 PM FILED/CERT

TO HAVE AND TO HOLD unto the **HOMESALES, INC.**, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said **HOMESALES, INC.**, 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 BRIAN E. SHURTZ and AMANDA K. SHURTZ, husband and wife, and JPMORGAN CHASE BANK, NATIONAL ASSOCIATION successor by merger with 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.

BRIAN E. SHURTZ and AMANDA K. SHURTZ,
husband and wife, and JPMORGAN CHASE
BANK, NATIONAL ASSOCIATION successor by
merger with 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 BRIAN E. SHURTZ and AMANDA K. SHURTZ, husband and wife, and JPMORGAN CHASE BANK, NATIONAL ASSOCIATION successor by merger with 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 4th day
of November, 2011.


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:
3415 Vision Drive
Columbus, OH 43219


20111114000341770 2/2 \$202.00
Shelby Cnty Judge of Probate, AL
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