


SEND TAX NOTICE TO:  
JPMorgan Chase Bank, National Association  
10790 Rancho Bernardino Road  
San Diego, CA 92127

  
20111115000343820 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
11/15/2011 11:36:33 AM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 28th day of June, 2006, Barney Reed and Sheila Reed, husband and wife, executed that certain mortgage on real property hereinafter described to Chase Bank USA, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Inst. # 20060711000332060, said mortgage having subsequently been transferred and assigned to U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-CH2, Asset Backed Pass-Through Certificates, Series 2006-CH2, by instrument recorded in Instrument Number 20111005000294990, 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 U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-CH2, Asset Backed Pass-Through Certificates, Series 2006-CH2 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 October 19, 2011, October 26, 2011, and November 2, 2011; and




WHEREAS, on November 7, 2011, 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 U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-CH2, Asset Backed Pass-Through Certificates, Series 2006-CH2 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 Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-CH2, Asset Backed Pass-Through Certificates, Series 2006-CH2 ; and

WHEREAS, U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-CH2, Asset Backed Pass-Through Certificates, Series 2006-CH2 was the highest bidder and best bidder in the amount of Eighty-Eight Thousand Seven Hundred Four And 00/100 Dollars (\$88,704.00) on the indebtedness secured by said mortgage, the said U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-CH2, Asset Backed Pass-Through Certificates, Series 2006-CH2 , by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-CH2, Asset Backed Pass-Through Certificates, Series 2006-CH2 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 1, Block 2, according to the map of Willow Glen, Second Sector, as recorded in Map Book 8, Page 102, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-CH2, Asset Backed Pass-Through Certificates, Series 2006-CH2 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 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.

  
20111115000343820 2/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
11/15/2011 11:36:33 AM FILED/CERT





IN WITNESS WHEREOF, U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-CH2, Asset Backed Pass-Through Certificates, Series 2006-CH2 , has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 9 day of Nov, 2011.

U.S. Bank National Association, as Trustee for J.P.  
Morgan Mortgage Acquisition Trust 2006-CH2,  
Asset Backed Pass-Through Certificates, Series  
2006-CH2

By: AMN Auctioneering, LLC  
Its: Auctioneer

By: [Signature]  
Aaron Nelson, Member

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC acting in its capacity as auctioneer for U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-CH2, Asset Backed Pass-Through Certificates, Series 2006-CH2 , 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, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 9 day of November, 2011

[Signature]  
Notary Public

My Commission Expires

**MY COMMISSION EXPIRES SEPTEMBER 27, 2014**

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



20111115000343820 3/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
11/15/2011 11:36:33 AM FILED/CERT