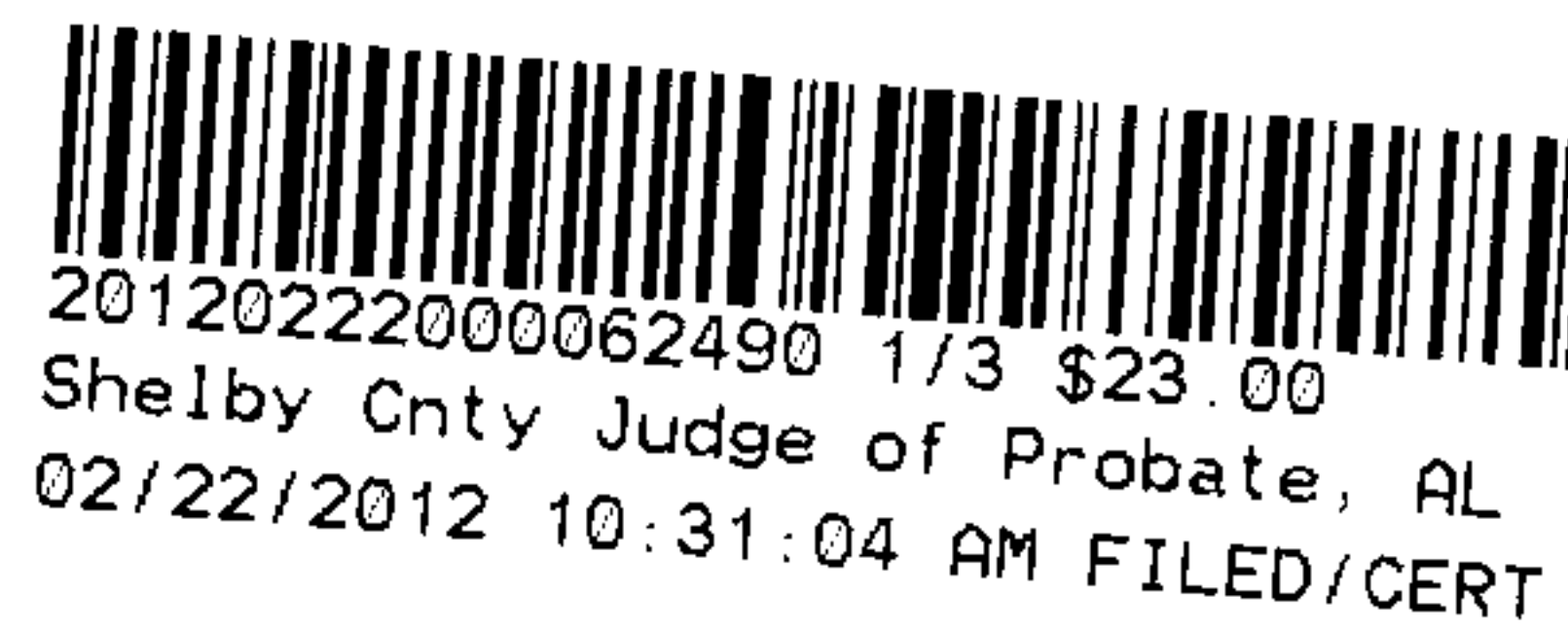


SEND TAX NOTICE TO:
JPMorgan Chase Bank, National Association
10790 Rancho Bernardino Road
San Diego, CA 92127

STATE OF ALABAMA)
SHELBY COUNTY)



FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 8th day of March, 2006, Herbert Jerome Taft and Dana Kay Taft, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Synovus Mortgage Corp., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060328000144520, said mortgage having subsequently been transferred and assigned to JPMorgan Chase Bank, National Association, by instrument recorded in Instrument Number 20110707000197320, 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 JPMorgan Chase Bank, National Association did declare all of the indebtedness secured by said





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Shelby Cnty Judge of Probate, AL
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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 January 18, 2012, January 25, 2012, and February 1, 2012; and

WHEREAS, on February 6, 2012, 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 JPMorgan Chase Bank, National Association 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 JPMorgan Chase Bank, National Association; and

WHEREAS, JPMorgan Chase Bank, National Association was the highest bidder and best bidder in the amount of One Hundred Seventy-One Thousand Nine Hundred And 00/100 Dollars (\$171,900.00) on the indebtedness secured by said mortgage, the said JPMorgan Chase Bank, National Association, 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 JPMorgan Chase Bank, National Association all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama; thence run North along the West line of said Quarter-Quarter Section a distance of 501.19 feet; thence turn right 80 Degrees 01 Minutes 24 Seconds and run East a distance of 425.23 feet; thence turn left 140 Degrees 00 Minutes and run Northwesterly a distance of 92.0 feet; thence turn right 96 Degrees 38 Minutes and run Northeasterly a distance of 71.38 feet to the point of beginning; thence continue along the last described course a distance of 171.56 feet to the Southwesterly right of way line of Shelby County Road #369; thence turn right 80 Degrees 49 Minutes 50 Seconds and run Southeasterly along said right of way line a distance of 121.04 feet; thence turn right 92 Degrees 26 Minutes 10 Seconds and run Southwesterly a distance of 171.41 feet; thence turn right 88 Degrees 21 Minutes 10 Seconds and run Northwesterly a distance of 141.10 feet to the point of beginning.



TO HAVE AND TO HOLD the above described property unto JPMorgan Chase Bank, National Association 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.

IN WITNESS WHEREOF, JPMorgan Chase Bank, National Association, 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 7 day of Feb, 2012.

JPMorgan Chase Bank, National Association

By: AMN Auctioneering, LLC
Its: Auctioneer

By: Aaron Nelson
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 JPMorgan Chase Bank, National Association, 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 7 day of February, 2012

Colleen McCullough
Notary Public

My Commission Expires:

SEPTEMBER 27, 2014

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

