


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


20120307000080250 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
03/07/2012 10:28:30 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 7th day of August, 2009, Anne S. Graves and Stanley E. Graves, wife and husband, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Churchill Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20090820000320970, said mortgage having subsequently been transferred and assigned to Chase Home Finance LLC, by instrument recorded in Instrument Number 20101001000324750, 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 successor by merger to Chase Home Finance LLC 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 September 7, 2011, September 14, 2011, and September 21, 2011; and

WHEREAS, on February 28, 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 successor by merger to Chase Home Finance LLC 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 successor by merger to Chase Home Finance LLC; and

WHEREAS, JPMorgan Chase Bank, National Association successor by merger to Chase Home Finance LLC was the highest bidder and best bidder in the amount of Two Hundred Ninety-Nine Thousand Nine Hundred And 00/100 Dollars (\$299,900.00) on the indebtedness secured by said mortgage, the said JPMorgan Chase Bank, National Association successor by merger to Chase Home Finance LLC, 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 successor by merger to Chase Home Finance LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Beginning at a point located as follows: From the Northwest corner of Southeast Quarter of Northeast Quarter of Section 29, Township 19 South, Range 2 West, run East along the North line of said Southeast Quarter of Northeast Quarter for a distance of 355.8 feet to a point of beginning, at said point of beginning, turn an angle to the right of 88 Degrees 38 Minutes and run a distance of 328.66 feet; thence turn an angle to the left of 88 Degrees 36 Minutes and run a distance of 306.0 feet; thence turn an angle to the left of 91 Degrees 23 Minutes 45 Seconds and run a distance of 328.67 feet; thence turn an angle to the left of 91 Degrees 22 Minutes 15 Seconds and run a distance of 305.8 feet to point of beginning. Being the same property conveyed to John F. Simmons, Jr. and Marie K. Simmons, husband and wife, by deed dated November 30, 1988, of record in Official Record Book 217, Page 92, in the office aforesaid

TO HAVE AND TO HOLD the above described property unto JPMorgan Chase Bank, National Association successor by merger to Chase Home Finance LLC 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 successor by merger to Chase Home Finance LLC, 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

29 day of Feb, 2012.

JPMorgan Chase Bank, National Association
successor by merger to Chase Home Finance LLC

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 JPMorgan Chase Bank, National Association 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 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 29 day of February, 2012

[Signature]
Notary Public

My Commission Expires: **MY COMMISSION EXPIRES JANUARY 23, 2016**

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

