


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


20120423000139940 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/23/2012 03:59:53 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 21st day of June, 2007, Schuyler Elliott Redpath IV, a married man joined by his wife, Kathleen Garrigan Redpath, executed that certain mortgage on real property hereinafter described to JPMorgan Chase Bank, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070702000310080, said mortgage having subsequently been transferred and assigned to Chase Home Finance LLC, by instrument recorded in Instrument Number 20101103000367900, 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 March 14, 2012, March 21, 2012, and March 28, 2012; and

WHEREAS, on April 11, 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 Warner 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 Forty-Nine Thousand Three Hundred And 00/100 Dollars (\$49,300.00) 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 Warner 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:

The West 50 feet of Lot 10, in Block 274, according to Dunstan's Map to the Town of Calera, Alabama. Situated in Shelby County, Alabama.

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



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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 Warner, as auctioneer conducting said sale for said Transferee, and said Aaron Warner, as said auctioneer, has hereto set his/her hand and seal on this 12 day of April, 2012.

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

By: Aaron Warner, Auctioneer
Its: Auctioneer

By: 
Aaron Warner, Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, 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 auctioneer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in its capacity as auctioneer for said Transferee.


Given under my hand and official seal on this 12 day of April, 2012


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


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