

THIS INSTRUMENT PREPARED BY:

E. Berton Spence
Rumberger Kirk & Caldwell, P.C.
Lakeshore Park Plaza, Suite 125
2204 Lakeshore Drive
Birmingham, AL 35209-6739

SEND TAX NOTICE TO:

JPMCC 2006-LDP7 OFFICE 224, LLC
c/o LNR Partners, LLC
1601 Washington Avenue, Suite 700
Miami Beach, Florida 33139

STATE OF ALABAMA

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MORTGAGE FORECLOSURE DEED

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SHELBY COUNTY

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KNOW ALL MEN BY THESE PRESENTS: 224 HM Group I, LLC; 224 HM Private Investor I, LLC; 224 HM Private Investor II, LLC; 224 HM Private Investor III, LLC; 224 HM Private Investor IV, LLC; 224 HM Private Investor V, LLC; 224 HM Private Investor VI, LLC; 224 HM Private Investor VII, LLC; 224 HM Private Investor VIII, LLC; 224 HM Private Investor IX, LLC; 224 HM Private Investor X, LLC; 224 HM Private Investor XI, LLC; 224 HM Private Investor XII, LLC; 224 HM Private Investor XIII, LLC; 224 HM Private Investor XIV, LLC; and 224 HM Private Investor XV, LLC; Alabama limited liability companies, ("Mortgagors"), did, to-wit, on the 6th day of April, 2006, execute a mortgage in favor of LASALLE BANK NATIONAL ASSOCIATION, ("Original Mortgagee"), which mortgage is recorded as Instrument #20060407000161070 in the Office of the Judge of Probate of Shelby County, Alabama (the "Records"), said mortgage being assigned by: (a) Original Mortgagee to Wells Fargo, N.A., as Trustee for the Registered Holders of J.P. Morgan Chase Commercial Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-LDP7, (Mortgagee #2), pursuant to that certain Assignment of Mortgage and Security Agreement and Fixture Filing and Assignment of Assignment of Leases and Rents, recorded on August 29, 2006 as Instrument #20060829000426550 in the Records; (b) by Mortgagee #2 to U.S. Bank National Association, as Trustee for the Registered Holders of J.P. Morgan Chase Commercial Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-LDP7, (Mortgagee #3), pursuant to that certain Assignment of Mortgage and Security Agreement, Fixture Filing and Assignment of Assignment of Leases and Rents, recorded on May 10, 2010, as Instrument #20100510000145910 in the Records; and (c) by Mortgagee #3 to JPMCC 2006-LDP7 Office 224, LLC, an Alabama limited liability company ("Mortgagee" and "Grantee"), pursuant to that certain Assignment of Mortgage and Security Agreement and Fixture Filing and Other Loan Documents, recorded on February 8, 2012 as Instrument #20120208000047430 in the Record.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the mortgagee did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in the *Shelby County Reporter*, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 30, June 6 and June 13, 2012; and following announcements of postponement, by publication again on June 27, 2012; and

WHEREAS, on the 6th day of July, 2012, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and JPMCC 2006-LDP7 OFFICE 224, LLC, an Alabama limited liability company, the Mortgagee, did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County Courthouse in the City of Columbiana, Alabama, the property described below, together with the Mortgagee's interest in the personal property, equipment, fixtures and inventory located in or on the described real property; to wit:

PROPERTY DESCRIPTION:

PARCEL I: Part of Lots 12 and 13 and 14, in Block 2, of Nickerson-Scott Survey as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama. ALSO, a parcel of land situated in the Southeast quarter of the Southeast quarter of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Begin at a point on the Easterly right of way of U.S. Highway 31, also known as Montgomery Highway and First Street, said point being on the Southerly line of said Lot 12, Block 2 of said Nickerson-Scott Survey and run in an easterly direction along the Southerly line of said Lot 12 and a projection thereof for a distance of 262.73 feet; thence turn an angle to the left of 90° 03' 16" and run in a Northerly direction for a distance of 149.91 feet; thence turn an angle to the left of 89° 56' 44" and run in a Westerly direction along a line, which is a projection of the Northerly line of said Lot 14, Block 2, of said Nickerson-Scott Survey, and along said Northerly line of said Lot 14 for a distance of 262.55 feet to a point on said Easterly right of way of U.S. Highway 31 (Montgomery Highway, First Street); thence turn an angle to the left of 89° 59' 08" and run in a Southerly direction along said right of way for a distance of 149.91 feet to the point of beginning. PARCEL II: Part of Lots 15, 16 and 17, in Block 2, of Nickerson-Scott Survey, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama. ALSO, a parcel of land situated in the Southeast quarter of the Southeast quarter of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Begin at a point on the Easterly right of way of U.S. Highway 31, also known as Montgomery Highway and First Street, said point being on the Southerly line of said Lot 15, Book 2 of said Nickerson-Scott Survey, and run in an Easterly direction along the Southerly line of said Lot 15, and a projection thereof for a distance of 262.55 feet; thence turn an angle to the left of 90° 03' 16" and run in a Northerly direction for a distance of 50.37 feet; thence turn an angle to the left of 90° 02' 51" and run in a Westerly direction along a line which is a projection of the Northerly line of said Lot 15 for a distance of 100.08 feet to the Northeast corner of said Lot 15; thence turn an angle to the right of 89° 59' 56" and run in a Northerly direction along the Easterly line of said Lot 16 and 17, Block 2 of said Nickerson-Scott Survey for a distance of 60.02 feet; thence turn an angle to the left of 89° 58' 10" and run in a Westerly direction for a distance of 162.29 feet to a point on said Easterly right of way of U.S. Highway 31 (Montgomery Highway, First Street); thence turn an angle to the left of 89° 54' 47" and run in a Southerly direction along said right of way for a distance of 110.00 feet to the point of beginning. All situated in Shelby County, Alabama. Also Described As: Beginning at an existing iron rebar set by Weygand being the locally accepted Southwest corner of Lot 12, Block 2, Nickerson-Scott Survey, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama, and also being on the East right-of-way line of the Montgomery Highway, run in an Easterly direction along the South line of said Lot 12 and its Easterly extension thereof for a distance of 262.73 feet to an existing iron rebar set for Weygand; thence turn an angle to the left of 89° 59' 17" and run in a Northerly direction for a distance of 199.87 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 90° 01' 23" and run in a Westerly direction for a distance of 100.08 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 89° 59' 20" and run in a Northerly direction for a distance of 60.01 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 89° 58' 01" and run in a Westerly direction for a distance of 162.24 feet to an existing iron rebar set by Weygand and being on the East right-of-way line of said Montgomery Highway; thence turn an angle to the left of 89° 54' 59" and run in a Southerly direction along the East right-of-way line of said Montgomery Highway for a distance of 259.89 feet, more or less, to the point of beginning; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the credit bid of JPMCC 2006-LDP7 OFFICE 224, LLC, as Mortgagee in the amount of One million six hundred seventy-two thousand, five hundred sixty-two Dollars (\$1,672,562.00), which sum was offered to be credited against the indebtedness secured by said mortgage, and said property was thereupon sold to the said JPMCC 2006-LDP7 OFFICE 224, LLC; and

WHEREAS, E. Berton Spence conducted said sale on behalf of said JPMCC 2006-LDP7 OFFICE 224, LLC; and

WHEREAS, said mortgage expressly authorized the person conducting the sale to execute to the purchaser at said sale a deed to the property so purchased;

NOW THEREFORE, in consideration of the premises and the bid of One million six hundred seventy-two thousand, five hundred sixty-two Dollars (\$1,672,562.00), 224 HM Group I, LLC; 224 HM Private Investor I, LLC; 224 HM Private Investor II, LLC; 224 HM Private Investor III, LLC; 224 HM Private Investor IV, LLC; 224 HM Private Investor V, LLC; 224 HM Private Investor VI, LLC; 224 HM Private Investor VII, LLC; 224 HM Private Investor VIII, LLC; 224 HM Private Investor IX, LLC; 224 HM Private Investor X, LLC; 224 HM Private Investor XI, LLC; 224 HM Private Investor XII, LLC; 224 HM Private Investor XIII, LLC; 224 HM Private Investor XIV, LLC; 224 HM Private Investor XV, LLC, acting by and through JPMCC 2006-LDP7 OFFICE 224, LLC, by and through the said E. Berton Spence, as auctioneer and the person conducting the sale on behalf of the mortgagee or transferee of said mortgagee, does hereby grant, bargain, sell and convey unto JPMCC 2006-LDP7 OFFICE 224, LLC the real estate situated in Shelby County, Alabama, and described below, together with the Mortgagee's interest in the personal property, equipment, fixtures and inventory located in or on the above described real property;

PROPERTY DESCRIPTION:


PARCEL I: Part of Lots 12 and 13 and 14, in Block 2, of Nickerson-Scott Survey as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama. ALSO, a parcel of land situated in the Southeast quarter of the Southeast quarter of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Begin at a point on the Easterly right of way of U.S. Highway 31, also known as Montgomery Highway and First Street, said point being on the Southerly line of said Lot 12, Block 2 of said Nickerson-Scott Survey and run in an easterly direction along the Southerly line of said Lot 12 and a projection thereof for a distance of 262.73 feet; thence turn an angle to the left of 90° 03' 16" and run in a Northerly direction for a distance of 149.91 feet; thence turn an angle to the left of 89° 56' 44" and run in a Westerly direction along a line, which is a projection of the Northerly line of said Lot 14, Block 2, of said Nickerson-Scott Survey, and along said Northerly line of said Lot 14 for a distance of 262.55 feet to a point on said Easterly right of way of U.S. Highway 31 (Montgomery Highway, First Street); thence turn an angle to the left of 89° 59' 08" and run in a Southerly direction along said right of way for a distance of 149.91 feet to the point of beginning. PARCEL II: Part of Lots 15, 16 and 17, in Block 2, of Nickerson-Scott Survey, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama. ALSO, a parcel of land situated in the Southeast quarter of the Southeast quarter of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Begin at a point on the Easterly right of way of U.S. Highway 31, also known as Montgomery Highway and First Street, said point being on the Southerly line of said Lot 15, Book 2 of said Nickerson-Scott Survey, and run in an Easterly direction along the Southerly line of said Lot 15, and a projection thereof for a distance of 262.55 feet; thence turn an angle to the left of 90° 03' 16" and run in a Northerly direction for a distance of 50.37 feet; thence turn an angle to the left of 90° 02' 51" and run in a Westerly direction along a line which is a projection of the Northerly line of said Lot 15 for a distance of 100.08 feet to the Northeast corner of said Lot 15; thence turn an angle to the right of 89° 59' 56" and run in a Northerly direction along the Easterly line of said Lot 16 and 17, Block 2 of said Nickerson-Scott Survey for a distance of 60.02 feet; thence turn an angle to the left of 89° 58' 10" and run in a Westerly direction for a distance of 162.29 feet to a point on said Easterly right of way of U.S. Highway 31 (Montgomery Highway, First Street); thence turn an angle to the left of 89° 54' 47" and run in a Southerly direction along said right of way for a distance of 110.00 feet to the point of beginning. All situated in Shelby County, Alabama. Also Described As: Beginning at an existing iron rebar set by Weygand being the locally accepted Southwest corner of Lot 12, Block 2, Nickerson-Scott Survey, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama, and also being on the East right-of-way line of the Montgomery Highway, run in an Easterly direction along the South line of said Lot 12 and its

Easterly extension thereof for a distance of 262.73 feet to an existing iron rebar set for Weygand; thence turn an angle to the left of 89° 59' 17" and run in a Northerly direction for a distance of 199.87 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 90° 01' 23" and run in a Westerly direction for a distance of 100.08 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 89° 59' 20" and run in a Northerly direction for a distance of 60.01 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 89° 58' 01" and run in a Westerly direction for a distance of 162.24 feet to an existing iron rebar set by Weygand and being on the East right-of-way line of said Montgomery Highway; thence turn an angle to the left of 89° 54' 59" and run in a Southerly direction along the East right-of-way line of said Montgomery Highway for a distance of 259.89 feet, more or less, to the point of beginning;

TO HAVE AND TO HOLD THE above described property unto JPMCC 2006-LDP7 OFFICE 224, LLC ("Grantee"), its successors and assigns forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem, and any taxes which may be due.

IN WITNESS WHEREOF, the said JPMCC 2006-LDP7 OFFICE 224, LLC has caused this instrument to be executed by E. Berton Spence, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said E. Berton Spence has executed this instrument in his capacity as such auctioneer on June 22, 2012.

Signature page to follow


20120706000239910 4/5 \$46.00
Shelby Cnty Judge of Probate, AL
07/06/2012 02:22:53 PM FILED/CERT

JPMCC 2006-LDP7 OFFICE 224, LLC

For: Mortgagor

By: JPMCC 2006-LDP7 OFFICE 224, LLC

Mortgagee or Transferee of Mortgagee

By:

E. Berton Spence
E. Berton Spence, as Auctioneer and the person conducting
said sale for the Mortgagee or Transferee of Mortgagee

JPMCC 2006-LDP7 OFFICE 224, LLC

By:

E. Berton Spence
E. Berton Spence, as Auctioneer and the person conducting
said sale for the Mortgagee or Transferee of Mortgagee

E. Berton Spence
E. Berton Spence, as Auctioneer and the person conducting
said sale for the Mortgagee or Transferee of Mortgagee


STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned Notary Public in an for said County in said State, hereby certify that E. Berton Spence, whose name as Auctioneer and the person conducting said sale for the Mortgagee and Transferee of the Mortgagee is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of the instrument, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of the Mortgagee, and with full authority, executed this instrument voluntarily on the day that bears the same date.

Given under my hand this 6th day of July, 2012.
Linda Latham
Notary Public

My Commission Expires:
04-21-14

[Notary Seal]


20120706000239910 5/5 \$46.00
Shelby Cnty Judge of Probate, AL
07/06/2012 02:22:53 PM FILED/CERT