


FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20120712000248590 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
07/12/2012 12:40:39 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WILLIAM A. PROSSER AND HEATHER PROSSER, HUSBAND AND WIFE, mortgagors did heretofore execute a mortgage to PARTNERS FOR PAYMENT RELIEF DE III, LLC on AUGUST 1, 2003, which mortgage is recorded at INSTRUMENT NUMBER 20030828000570790 AND ASSIGNED TO JP MORGAN CHASE BANK N.A. AS INDENTURE TRUSTEE, C/O RESIDENTIAL FUNDING CORPORATION BY ASSIGNMENT RECORDED AT INSTRUMENT NUMBER 20040301000104540 AND FURTHER ASSIGNED TO PARTNERS FOR PAYMENT RELIEF DE III, LLC BY ASSIGNMENT RECORDED AT 20120501000151100. in the Real Property records of the Office of Judge of Probate of SHELBY County, Alabama: and

WHEREAS, default has been made in the payment of said mortgage, and the said PARTNERS FOR PAYMENT RELIEF DE III, LLC, as mortgagee or transferee, has elected to declare the entire indebtedness as secured by said mortgage due and payable under the power sale contained in said mortgage; and

WHEREAS, pursuant to the power of sale contained in said mortgage, the undersigned did cause to be published in the Shelby County Reporter a weekly newspaper of general circulation published in SHELBY County, Alabama, in issues of JUNE 20, JUNE 27, AND JULY 4, 2012, a notice stating that under and by virtue of the power of sale contained in said mortgage, the undersigned would sell at public outcry to the highest bidder for cash, in front of the SHELBY County Courthouse, between the legal hours of sale on JULY 12, 2012 the following described real estate:

LOT 4, IN BLOCK 1, ACCORDING TO THE SURVEY OF COLUMBIANA HOMES, INC. AS RECORDED IN MAP BOOK 3, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO RESTRICTIONS APPEARING OF RECORD IN DEED BOOK 143, PAGE 258 and TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 173, PAGE 498.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM A. PROSSER AND HEATHER PROSSER, HUSBAND AND WIFE, JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP BY DEED FROM DIANE FOSHEE STOREY, AN UNMARRIED PERSON AND KOURTNEY GIBSON LUND, AN UNMARRIED PERSON RECORDED 07/11/2002, IN DEED BOOK 2002, PAGE 21610, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, ALABAMA.

WHEREAS, at the time and place stated in said notice, PARTNERS FOR PAYMENT RELIEF DE III, LLC, as mortgagee or transferee, did by and through Sarah B. Wills, offer said property for sale to the highest bidder for cash; and

WHEREAS, at said sale, PARTNERS FOR PAYMENT RELIEF DE III, LLC became the purchaser of said property for the sum of FORTY FOUR THOUSAND AND 00/00 DOLLARS (\$44,000.00), which sum is credited upon the indebtedness secured by said mortgage as aforesaid, the said PARTNERS FOR PAYMENT RELIEF DE III, LLC, as mortgagee or transferee, acting by and through Sarah B. Wills, as its duly appointed agent and attorney in fact, does hereby grant, bargain, sell, convey and deliver unto PARTNERS FOR PAYMENT RELIEF DE III, LLC the above described real estate, situated in SHELBY County, Alabama.

TO HAVE AND TO HOLD unto PARTNERS FOR PAYMENT RELIEF DE III, LLC, its successors and assigns forever, as completely and fully in all respects as the same could or ought to

be conveyed by PARTNERS FOR PAYMENT RELIEF DE III, LLC, under and by virtue of the power and authority contained in said mortgage.

IN WITNESS WHEREOF, the said WILLIAM A. PROSSER AND HEATHER PROSSER, HUSBAND AND WIFE, mortgagors, by and through PARTNERS FOR PAYMENT RELIEF DE III, LLC, mortgagee or transferee, by Sarah B. Wills, auctioneer conducting this sale and as attorney in fact, have hereunto set their hands and seals this JULY 12, 2012.

WILLIAM A. PROSSER AND HEATHER PROSSER,
HUSBAND AND WIFE,
Mortgagors by and through,

PARTNERS FOR PAYMENT RELIEF DE III, LLC,
Mortgagee or Transferee,

By: *Sarah B. Wills*
Sarah B. Wills
Auctioneer and Attorney in Fact

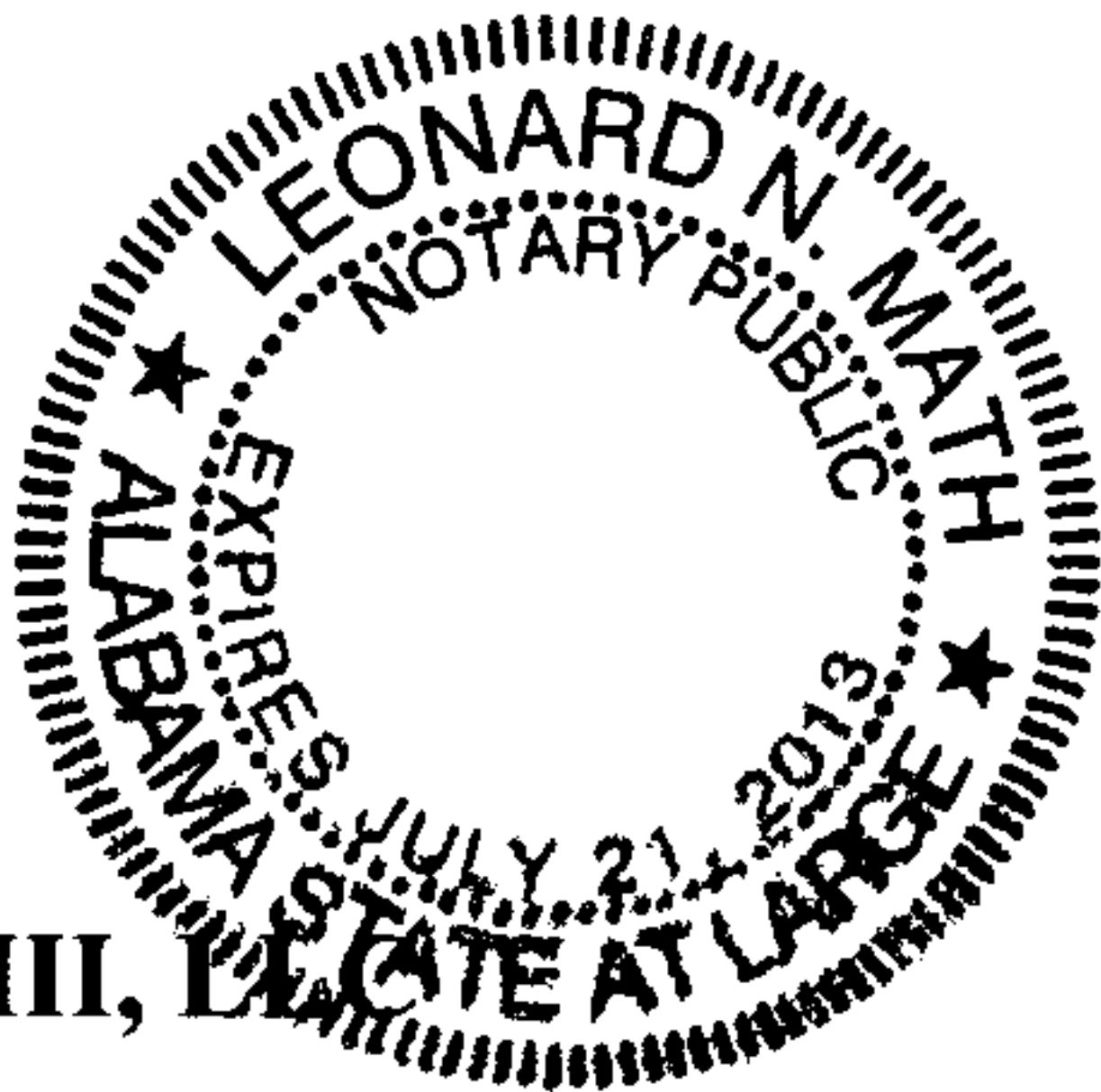
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sarah B. Wills, whose name as auctioneer and attorney in fact for PARTNERS FOR PAYMENT RELIEF DE III, LLC, and who signed the names of WILLIAM A. PROSSER AND HEATHER PROSSER, HUSBAND AND WIFE to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of said conveyance, he\she\they executed the same voluntarily on the day the same bears date, as the action of himself as auctioneer and attorney in fact for PARTNERS FOR PAYMENT RELIEF DE III, LLC, mortgagee or transferee, for and as the act of WILLIAM A. PROSSER AND HEATHER PROSSER, HUSBAND AND WIFE, mortgagor(s) in the mortgage referenced in the foregoing deed.

Given under my hand and official seal, on this JULY 12, 2012.


LN
Notary Public
My Commission Expires:

This instrument prepared by: Leonard N. Math
Chambless Math Carr, P.C.
P.O. Box 230759
Montgomery, Alabama 36123-0759
(334) 272-2230



Send Tax Notice To: PARTNERS FOR PAYMENT RELIEF DE III, LLC
3748 W Chester Pike, Suite 103
Newton Square, PA 19073

WILLIAM A. PROSSER AND HEATHER PROSSER, HUSBAND AND WIFE
XXXXX1025-RC


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