


SEND TAX NOTICE TO:  
Wells Fargo Bank, N.A.  
MAC # X2505-01A  
1 Home Campus  
Des Moines, IA 50328

  
20120817000304560 1/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
08/17/2012 10:27:47 AM FILED/CERT

STATE OF ALABAMA                    )  
  
SHELBY COUNTY                        )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 13th day of February, 2004, Evangilia Williams and Michael R. Williams, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Mortgage Lenders Network USA, Inc., d/b/a Lenders Network, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20040220000088940; having been corrected by Scrivener's Affidavit in Instrument Number 20040406000177960, said mortgage having subsequently been transferred and assigned to The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for RASC 2004-KS4, by instrument recorded in Instrument Number 20110914000272110, 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 The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for RASC 2004-KS4 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



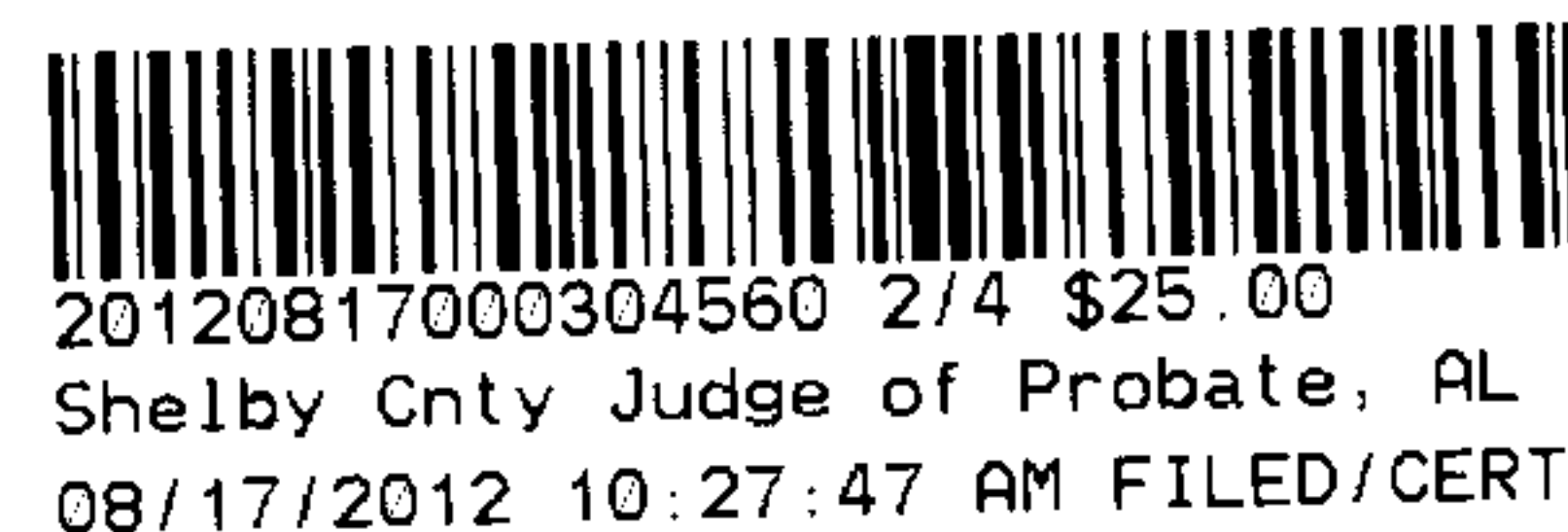
said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 11, 2012, July 18, 2012, and July 25, 2012; and

WHEREAS, on August 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 The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for RASC 2004-KS4 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 The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for RASC 2004-KS4; and

WHEREAS, The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for RASC 2004-KS4 was the highest bidder and best bidder in the amount of Eighty Thousand Three Hundred Twenty-Five And 00/100 Dollars (\$80,325.00) on the indebtedness secured by said mortgage, the said The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for RASC 2004-KS4, 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 The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for RASC 2004-KS4 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Northwest Corner of Section 12, Township 24 North, Range 12 East; thence run South along the West Line of Section 12 for a distance of 657.46 feet; thence turn an angle to the left of 79 degrees 20 minutes 04 seconds and run Southeast for a distance of 4.21 feet to the point of beginning; from the point of beginning thus obtained, continue along the last described course for a distance of 236.50 feet; thence turn an angle to the right of 79 degrees 06 minutes 04 seconds and run South for a distance of 120.00 feet; thence turn an angle to the left of 75 degrees 44 minutes 06 seconds and run Southeast for a distance of 15.18 feet; thence turn an angle to the right of 75 degrees 44 minutes 06 seconds and run South for a distance of 363.00 feet; thence turn an angle to the right of 100 degrees 53 minutes 56 seconds and run Northwest for a distance of 251.50 feet; thence turn an angle to the right of 79 degrees 06 minutes 04 seconds and run North for a distance of 483.90 feet, to the Point of Beginning containing 2.70 acres. Easement to Shelby County recorded in Instrument No. 329, Page 663.





TO HAVE AND TO HOLD the above described property unto The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for RASC 2004-KS4 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, The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for RASC 2004-KS4, 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 9 day of Aug, 2012.

The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for RASC 2004-KS4

By: AMN Auctioneering, LLC  
Its: Auctioneer

By: [Signature]  
Aaron Nelson, Member

STATE OF ALABAMA )

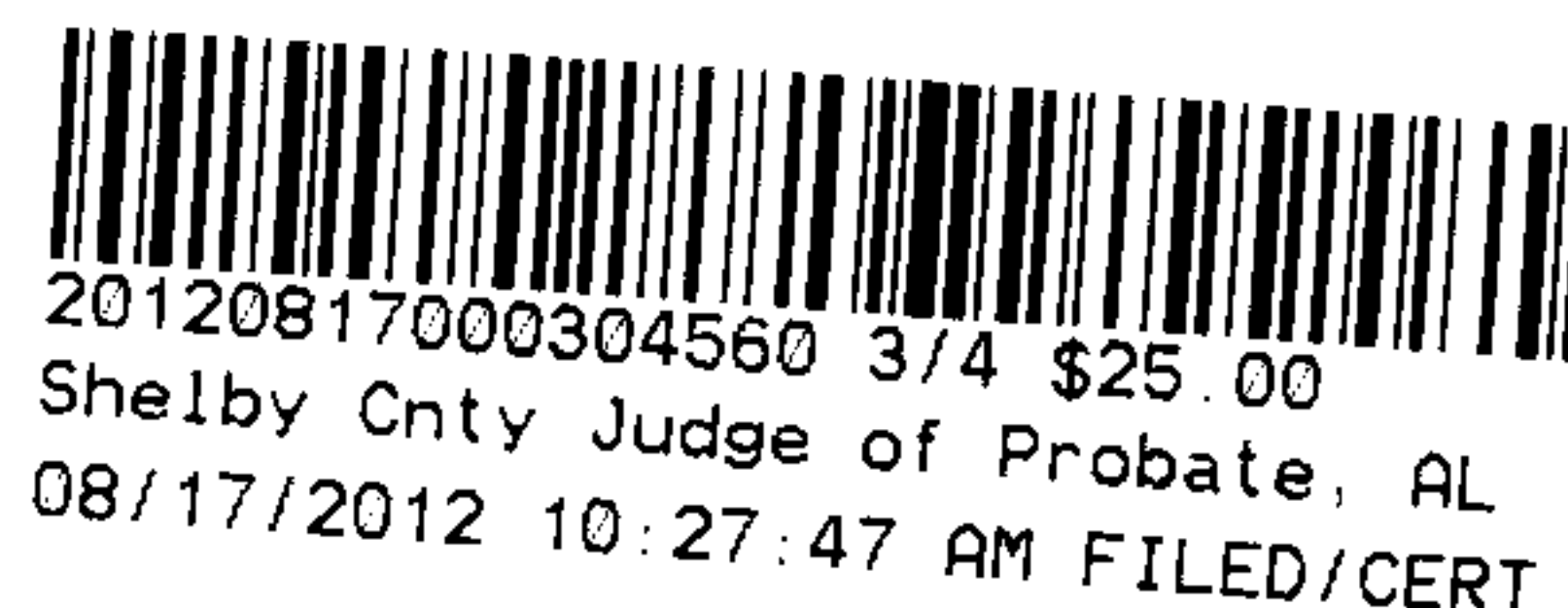
JEFFERSON COUNTY )

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 The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for RASC 2004-KS4, 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 9th day of August, 2012

[Signature]  
Notary Public  
My Commission Expires: MY COMMISSION EXPIRES 07/30/2016

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



**Real Estate Sales Validation Form**

***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name      The Bank of New York Mellon Trust  
Company, National Association f/k/a  
The Bank of New York Trust  
Company, N.A. as successor to  
JPMorgan Chase Bank, N.A. f/k/a  
JPMorgan Chase Bank, as Trustee  
for RASC 2004-KS4  
c/o Wells Fargo Bank, N.A.

Mailing Address      MAC # X2505-01A  
1 Home Campus  
Des Moines, IA 50328

Property Address      150 Berry Lane  
Montevallo, AL 35115

Grantee's Name      The Bank of New York Mellon Trust  
Company, National Association f/k/a  
The Bank of New York Trust  
Company, N.A. as successor to  
JPMorgan Chase Bank, N.A. f/k/a  
JPMorgan Chase Bank, as Trustee for  
RASC 2004-KS4

Mailing Address      c/o Wells Fargo Bank, N.A.  
MAC # X2505-01A  
1 Home Campus  
Des Moines, IA 50328

Date of Sale      08/06/2012

Total Purchase Price      \$80,325.00  
or  
Actual Value      \$ \_\_\_\_\_  
or  
Assessor's Market Value      \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)  
(Recordation of documentary evidence is not required)

☐ Bill of Sale                                      ☐ Appraisal  
☐ Sales Contract                                      ☒ Other Foreclosure Bid Price  
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.


Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).


Date 8/6/2012

☐ Unattested

  
\_\_\_\_\_  
(verified by)

Print Katelyn Clark, foreclosure specialist

Sign   
(Grantor/Grantee/Owner/Agent) circle one

  
20120817000304560 4/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
08/17/2012 10:27:47 AM FILED/CERT

**Form RT-1**