


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


20120822000314050 1/4 \$26.00
Shelby Cnty Judge of Probate, AL
08/22/2012 11:00:37 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 24th day of February, 2005, Johnny R. Little and Emily E. Phillips, unmarried individuals, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Wachovia Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050304000103950, said mortgage having subsequently been transferred and assigned to JPMorgan Chase Bank, National Association, by instrument recorded in Instrument Number 20120203000041440, 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 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 April 11, 2012, April 18, 2012, and April 25, 2012; and

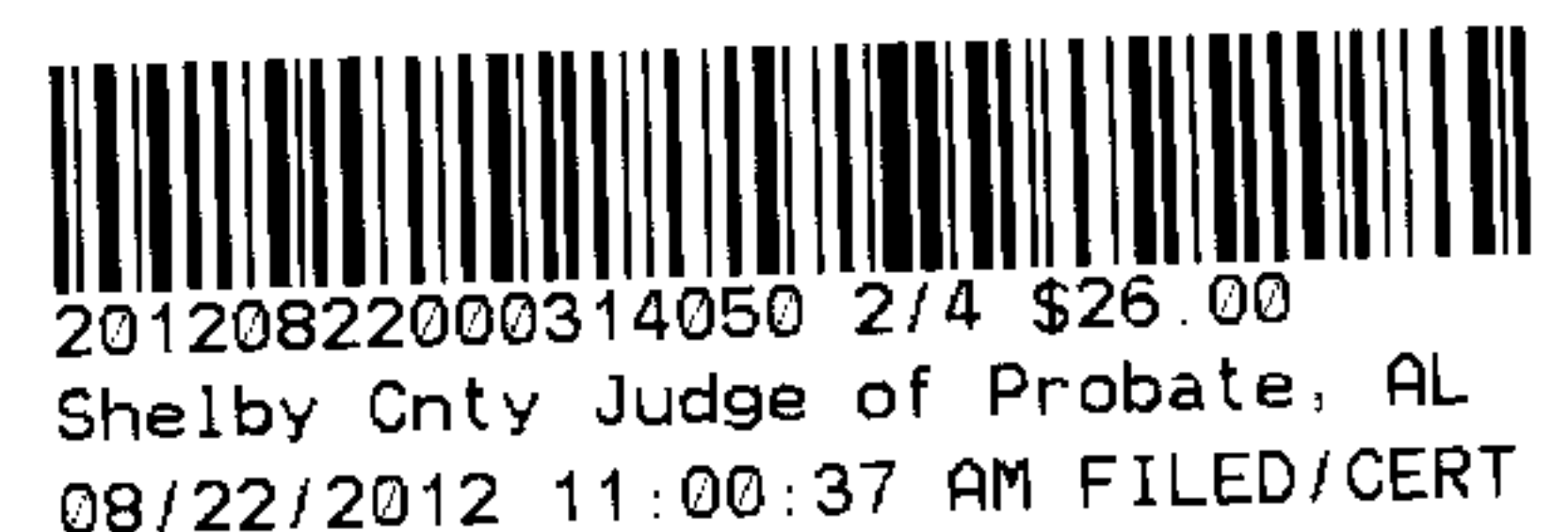
WHEREAS, on August 13, 2012, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and JPMorgan Chase Bank, National Association did offer for sale and sell at public outcry in front of the Courthouse 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; and

WHEREAS, JPMorgan Chase Bank, National Association was the highest bidder and best bidder in the amount of One Hundred Fourteen Thousand Two Hundred Twenty-Three And 22/100 Dollars (\$114,223.22) on the indebtedness secured by said mortgage, the said JPMorgan Chase Bank, National Association, 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 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southeast Quarter of the Northwest Quarter of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama; thence run West along the South Quarter-Quarter line, 535.83 feet; thence turn right 88 degrees 20 minutes 19 seconds and run North 514.36 feet; thence turn right 57 degrees 52 minutes 00 seconds and run Northeast 151.64 feet to the Point of Beginning; thence continue last course 155.04 feet; thence turn right 100 degrees 14 minutes 00 seconds and run Southeast 172.77 feet to a point on the North right of way of King Valley Circle; thence turn right 98 degrees 49 minutes 00 seconds and run Southwest 44.43 feet to the Point of a counterclockwise curve having a radius of 124.89 feet and a delta angle of 27 degrees 39 minutes 00 seconds; thence run along the arc of said curve and right of way 60.27 feet; thence turn right 90 degrees 00 minutes 00 seconds from tangent and run Northwest 152.06 feet to the Point of Beginning; being situated in Shelby County, Alabama.



TO HAVE AND TO HOLD the above described property unto JPMorgan Chase Bank, National Association 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, 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 15 day of Aug, 2012.

JPMorgan Chase Bank, National Association

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, 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 15 day of August, 2012

[Signature]
Notary Public
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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Real Estate Sales Validation Form

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

Grantor's Name JPMorgan Chase Bank, National Association
c/o JPMorgan Chase Bank, National Association

Mailing Address 10790 Rancho Bernardino Road
San Diego, CA 92127

Property Address 608 King Valley Cir
Pelham, AL 35124

Grantee's Name JPMorgan Chase Bank, National Association
c/o JPMorgan Chase Bank, National Association

Mailing Address 10790 Rancho Bernardino Road
San Diego, CA 92127

Date of Sale 8/13/2012

Total Purchase Price \$114,223.22

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Bid Price _____

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 8/13/2012

☐ Unattested

(verified by)

Print Andrew Hubbard, foreclosure specialist

Sign

(Grantor/Grantee/Owner/Agent) circle one

