

SEND TAX NOTICE TO:
GMAC Mortgage, LLC
GMAC, LLC
1100 Virginia Drive
Fort Washington, PA 19034

Loan Number: 0588895607



20120907000338710 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
09/07/2012 10:21:31 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 15th day of February, 2006, Jeri J. Powell and Tavares D. Powell, Wife and Husband, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060222000086450, said mortgage having subsequently been transferred and assigned to The Bank of New York Mellon Trust Company, N.A., fka The Bank of New York Trust Company, N.A., successor to JPMorgan Chase Bank, N.A., as Trustee for GMACM Mortgage Loan Trust 2006-AR2, by instrument recorded in Instrument Number: 20120718000256520, 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, N.A., fka The Bank of New York Trust Company, N.A., successor to JPMorgan Chase Bank, N.A., as Trustee for GMACM Mortgage Loan Trust 2006-AR2 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 25, 2012, August 1, 2012, and August 8, 2012; and

WHEREAS, on August 27, 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, N.A.,



fka The Bank of New York Trust Company, N.A., successor to JPMorgan Chase Bank, N.A., as Trustee for GMACM Mortgage Loan Trust 2006-AR2 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

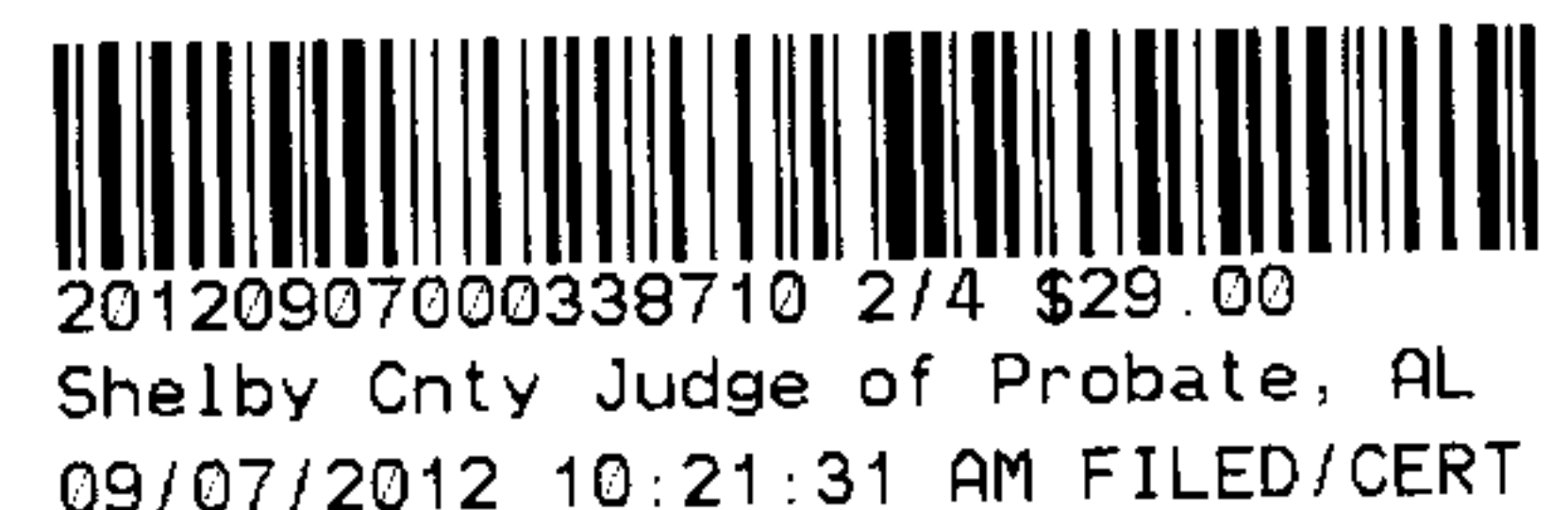
WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said The Bank of New York Mellon Trust Company, N.A., fka The Bank of New York Trust Company, N.A., successor to JPMorgan Chase Bank, N.A., as Trustee for GMACM Mortgage Loan Trust 2006-AR2; and

WHEREAS, The Bank of New York Mellon Trust Company, N.A., fka The Bank of New York Trust Company, N.A., successor to JPMorgan Chase Bank, N.A., as Trustee for GMACM Mortgage Loan Trust 2006-AR2 was the highest bidder and best bidder in the amount of Two Hundred Thirty-Four Thousand And 00/100 Dollars (\$234,000.00) on the indebtedness secured by said mortgage, the said The Bank of New York Mellon Trust Company, N.A., fka The Bank of New York Trust Company, N.A., successor to JPMorgan Chase Bank, N.A., as Trustee for GMACM Mortgage Loan Trust 2006-AR2, 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, N.A., fka The Bank of New York Trust Company, N.A., successor to JPMorgan Chase Bank, N.A., as Trustee for GMACM Mortgage Loan Trust 2006-AR2 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 2506, according to the Survey of Highland Lakes, 25th Sector, Phase I, an Eddleman Community, as recorded in Map Book 35, Page 3, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. # 1996-17543 and further amended in Inst. # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase I, recorded as Instrument No. 20050609000280540, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

TO HAVE AND TO HOLD the above described property unto The Bank of New York Mellon Trust Company, N.A., fka The Bank of New York Trust Company, N.A., successor to JPMorgan Chase Bank, N.A., as Trustee for GMACM Mortgage Loan Trust 2006-AR2 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, N.A., fka The Bank of New York Trust Company, N.A., successor to JPMorgan Chase Bank, N.A., as Trustee for GMACM Mortgage Loan Trust 2006-AR2, 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 29 day of Aug, 2012.

The Bank of New York Mellon Trust Company, N.A., fka
The Bank of New York Trust Company, N.A., successor to
JPMorgan Chase Bank, N.A., as Trustee for GMACM
Mortgage Loan Trust 2006-AR2

By: AMN Auctioneering, LLC
Its: Auctioneer

By: Aaron Nelson
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, N.A., fka The Bank of New York Trust Company, N.A., successor to JPMorgan Chase Bank, N.A., as Trustee for GMACM Mortgage Loan Trust 2006-AR2, 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 29th day of August, 2012

Brentley Nicholas Hansen
Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 28, 2016

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



20120907000338710 3/4 \$29.00
Shelby Cnty Judge of Probate, AL
09/07/2012 10:21:31 AM FILED/CERT

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

Form RT-1