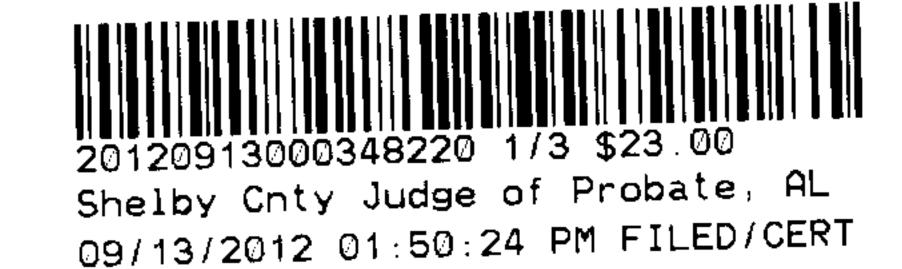
STATE OF ALABAMA)

COUNTY OF SHELBY)



FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on May 27, 2003, to-wit: George Hill and Cheryl Hill, husband and wife, executed a mortgage to Mortgage Electronic Registration Systems, Inc. solely as nominee for Citizens Bank, its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on June 5, 2003, in Instrument Number 20030605000351700, Probate Records of Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which said mortgage was subsequently assigned to JPMorgan Chase Bank, National Association, by assignment dated June 21, 2012, and recorded in Instrument #20120719000257950, Probate Records of Shelby County, Alabama; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee or its assigns shall have the authority to sell said property before the Courthouse door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and thereafter notice was published in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on July 25, 2012, August 1, 2012, and August 8, 2012, that the hereinafter described property would be sold at the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on August 28, 2012, and

WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale Federal Home Loan Mortgage Corporation, became the purchaser of the hereinafter described property at and for the sum of \$284,132.99, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, James J. Odom, Jr., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by JPMorgan Chase Bank, National Association;

NOW THEREFORE, IN consideration of the premises George Hill and Cheryl Hill, husband and wife, and JPMorgan Chase Bank, National Association, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said Federal Home Loan Mortgage Corporation, the following described real property situated in Shelby County, Alabama, at 32 Bonnie Blue Ln, Columbiana, AL 35051, but in the event of a discrepancy, the legal description shall control to-wit:

Lot 2, according to the survey of Tara Subdivision, Sector Three, as recorded in Map Book 26, Page 21, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto Federal Home Loan Mortgage Corporation, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said Federal Home Loan Mortgage Corporation, under and by virtue of the power and authority contained in the aforesaid mortgage. Subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said George Hill and Cheryl Hill, husband and wife, and JPMorgan Chase Bank, National Association, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

George Hill and Cheryl Hill, husband and wife and JPMorgan Chase Bank, National Association

BY:

James J. Odom, Jr.

As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that James J. Odom, Jr. whose name as attorney-in-fact and auctioneer for George Hill and Cheryl Hill, husband and wife, and JPMorgan Chase Bank, National Association, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day that being informed of the contents of the conveyance, he, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this // day of September , 2012.

Notary Public

My Commission Expires: ____/_/

aure P. Mushall

THIS INSTRUMENT PREPARED BY:

ROBERT J. WERMUTH/acl Stephens Millirons, P.C.

P.O. Box 307

Huntsville, Alabama 35804

Grantees Address:

8250 Jones Branch Drive MS A62 McLean, VA 22102

Grantors Address:

3125 Chestnut Oaks Hoover, AL 35244 20120913000348220 2/3 \$23.00 20120913000348220 2/3 \$23.00 Shelby Cnty Judge of Probate, AL 09/13/2012 01:50:24 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	Included in Deed	Grantee's Name	Included in Deed
Mailing Address	Included in Deed	Mailing Address	Included in Deed
		-	
Property Address	Included in Deed	Date of Sale	Included in Deed
		Total Purchase Price	\$ Included in Deed
		- Or	
		Actual Value	\$
		or Assessor's Market Value	\$
		Wascasol a Midiket Adine	Ψ <u></u>
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 XXX Other Bid at Foreclosure Sale			
Sales Contract Closing Statement		AAA Oulei bid at role	CTOBRIE 39TE
If the conveyance document presented for recordation contains all of the required information references above, the filing of this form is not required.			
		instructions	Shelby Cnty Judge of Probate, AL
Grantor's name and mailing address - provide the name of the person or person 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).			
accurate. I further u of the penalty indica	of my knowledge and belief inderstand that any false sta ated in <u>Code of Alabama 19</u>	atements claimed on this form 175 § 40-22-1 (h).	1
Date 9/4/12 Print Robert 5 Wemmer			
Unattested		Sign	
	(verified by)		2/Owner/Agent) circle one
	\ · · · ·		Form RT-1