


STATE OF ALABAMA)  
COUNTY OF SHELBY)

  
20130307000094760 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
03/07/2013 11:01:30 AM FILED/CERT

### FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on September 19, 2006, to-wit: Joseph A Mayhall and wife Julie Mayhall, husband and wife, executed a mortgage to Chase Bank USA, N.A., its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on 10/3/2006, in Instrument Number 20061003000489820, 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 recorded July 20, 2012, and recorded in Instrument Number 20120720000261140, 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 August 15, 2012, August 22, 2012, and August 29, 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 September 18, 2012, and

WHEREAS, such sale was postponed by announcements at the courthouse door and by notices published in The Shelby County Reporter; the last postponement having been until February 19, 2013; 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 JPMorgan Chase Bank, N.A., became the purchaser of the hereinafter described property at and for the sum of \$24,041.60, 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 Joseph A Mayhall and wife Julie Mayhall, 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 JPMorgan Chase Bank, N.A., the following described real property situated in Shelby County, Alabama, at 5499 Hwy 10, Montevallo, AL 35115, but in the event of a discrepancy, the legal description shall control to-wit:

The following described real property situated in the city of Montevallo, County of Shelby, and State of Alabama, to wit:

The following described real estate, situated in Shelby County, Alabama, to wit:

PARCEL ONE:

Commence at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 2, Township 22 South, Range 4 West; thence North 00 Degrees 18 minutes 00 seconds West along the East line of said Quarter-Quarter section and run 210.02 feet to a half inch rebar; thence continue North 00 degrees 22 minutes 07 seconds West and run 137.31 feet to a half inch rebar; thence North 27 degrees 31 minutes 17 seconds West and run 118.55 feet to a half inch rebar on the Southerly right-of-way line of County Road No. 10; thence South 31 degrees 15 minutes 33 seconds West and run 180.02 feet to a half inch rebar; thence North 22 degrees 57 minutes 57 seconds West and run 130.00 feet to a three eighths inch rebar; thence North 14 degrees 35 minutes 04 seconds East and run 116.29 feet to a point; thence North 49 degrees 14 minutes 32 seconds East and run 42.34 feet to a five eighths inch rebar on the Southerly right-of-way line of County Road No. 10, said point being on a curve to the right having a central angle of 10 degrees 52 minutes 38 seconds and a radius of 709.50 feet; thence along the chord of said curve South 37 degrees 59 minutes 32 seconds East and run a chord distance of 134.49 feet back to the point of beginning.



PARCEL TWO:

Commence at an old three inch pipe locally known as the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 2, Township 22 South, Range 4 West; thence North 00 degrees 18 minutes 00 seconds West along the East line of said Quarter-Quarter section and run 210.02 feet to a half inch rebar; Thence continue North 00 degrees 22 minutes 07 seconds West and run 137.31 feet to a half inch rebar; thence North 27 degrees 31 minutes 17 seconds West and run 118.55 feet to a half inch rebar; thence south 31 degrees 15 minutes 33 seconds West and run 180.02 feet to a half inch rebar and also the point of beginning; thence North 22 degrees 57 minutes 57 seconds West and run 130.00 feet to a three eighths inch rebar; thence North 14 degrees 35 minutes 04 seconds East and run 116.29 feet to a point; thence South 48 degrees 55 minutes 10 seconds West and run 122.70 feet to a five eighths inch rebar; thence South 50 degrees 54 minutes 59 seconds West and run 19.99 feet to a five eighths inch rebar; thence South 42 degrees 57 minutes 35 seconds East and run 190.05 feet back to the point of beginning.

TO HAVE AND TO HOLD unto JPMorgan Chase Bank, N.A., its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said JPMorgan Chase Bank, N.A., 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 Joseph A Mayhall and wife Julie Mayhall, 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.

Joseph A Mayhall and wife Julie Mayhall, 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 Joseph A Mayhall and wife Julie Mayhall, 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 6<sup>th</sup> day of March, 2013.

Anne P. Marshall

Notary Public

My Commission Expires: 3/7/2015

THIS INSTRUMENT PREPARED BY:

ROBERT J. WERMUTH/al

Stephens Millirons, P.C.

P.O. Box 307

Huntsville, Alabama 35804

**Grantees Address:**

3415 Vision Drive

Columbus, OH 43219

**Grantors Address:**

same as property address



## Real Estate Sales Validation Form

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

Grantor's Name Joseph A. & Julie Mayhall  
Mailing Address 5499 Hwy 10  
Montevallo, AL 35115

Grantee's Name JPMorgan Chase Bank, N.A.  
Mailing Address 3415 Vision Drive  
Columbus, OH 43219

Property Address same

Date of Sale 02/19/2013  
Total Purchase Price \$ 24,041.60  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 24,041.60

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 Bid at Foreclosure Sale

☐ Closing Statement

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

  
20130307000094760 3/3 \$22.00  
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### 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 2/28/13

Print Robert S. Wermuth

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1