

SEND TAX NOTICE TO:

JPMorgan Chase Bank, National Association

10790 Rancho Bernardo Road

San Diego, CA 92127

STATE OF ALABAMA)

SHELBY COUNTY)



20130709000278480 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
07/09/2013 10:45:50 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 16th day of May, 2012, Travis L. Anderson and Janet Anderson, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Home Loan Center Inc., DBA LendingTree Loans, a California Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20120606000198300, said mortgage having subsequently been transferred and assigned to JPMorgan Chase Bank, National Association, by instrument recorded in Instrument Number 20130206000052670, 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,



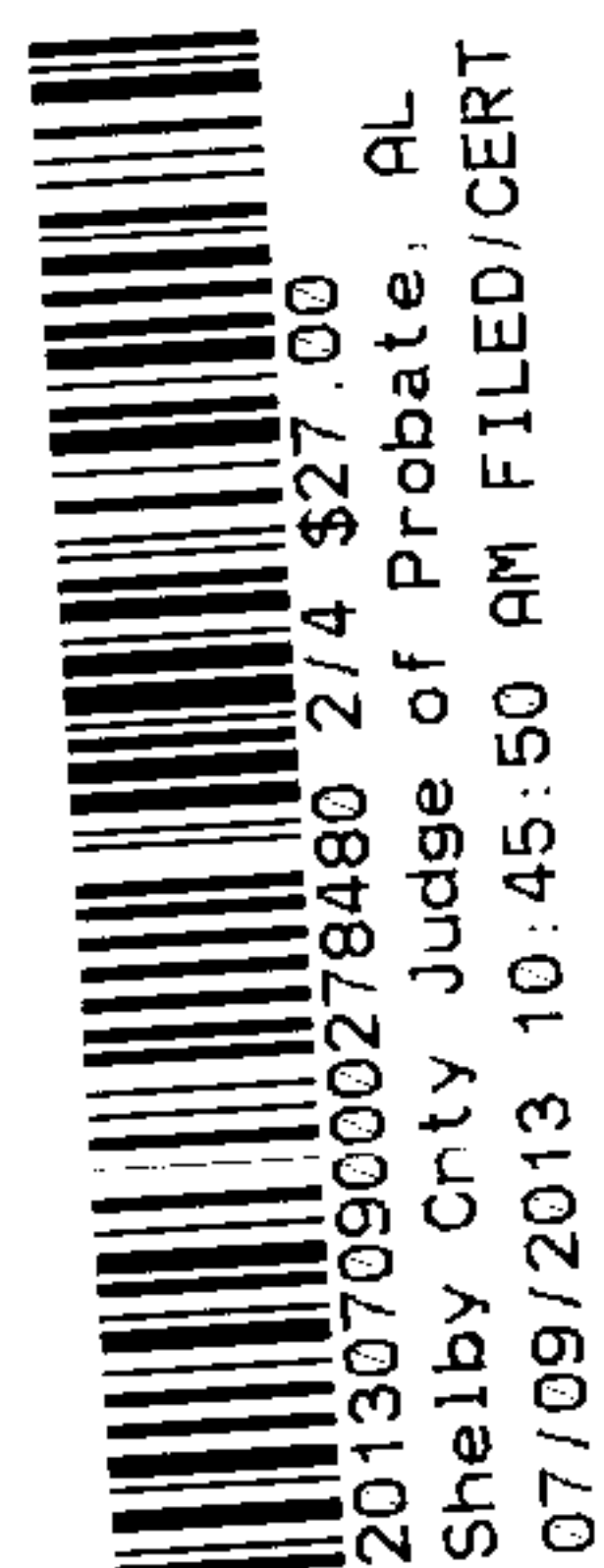
subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 8, 2013, May 15, 2013, and May 22, 2013; and

WHEREAS, on July 1, 2013, 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 Forty-Two Thousand Six Hundred And 00/100 Dollars (\$42,600.00) 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:

The land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:



A parcel of land in the Northeast quarter of the Southeast quarter of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: Commence at the Southeast corner of Section 2, Township 24 North, Range 12 East, and run in a Northerly direction 2435.99 feet to a point on the South boundary of Highway Number 25; thence 92 degrees, 15 minutes, 15 seconds left in a Westerly direction along said South boundary of Highway Number 25, 194.57 feet to the point of beginning; thence continue along the last stated course 192.50 feet to a point; thence 87 degrees, 44 minutes, 45 seconds left in a Southerly direction 170.0 feet to a point; thence 92 degrees, 15 minutes, 15 seconds left in an Easterly direction of 192.50 feet to a point; thence 87 degrees, 15 minutes, 15 seconds left in a Northerly direction 170.0 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 5 day of July, 2013.

JPMorgan Chase Bank, National Association

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 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.

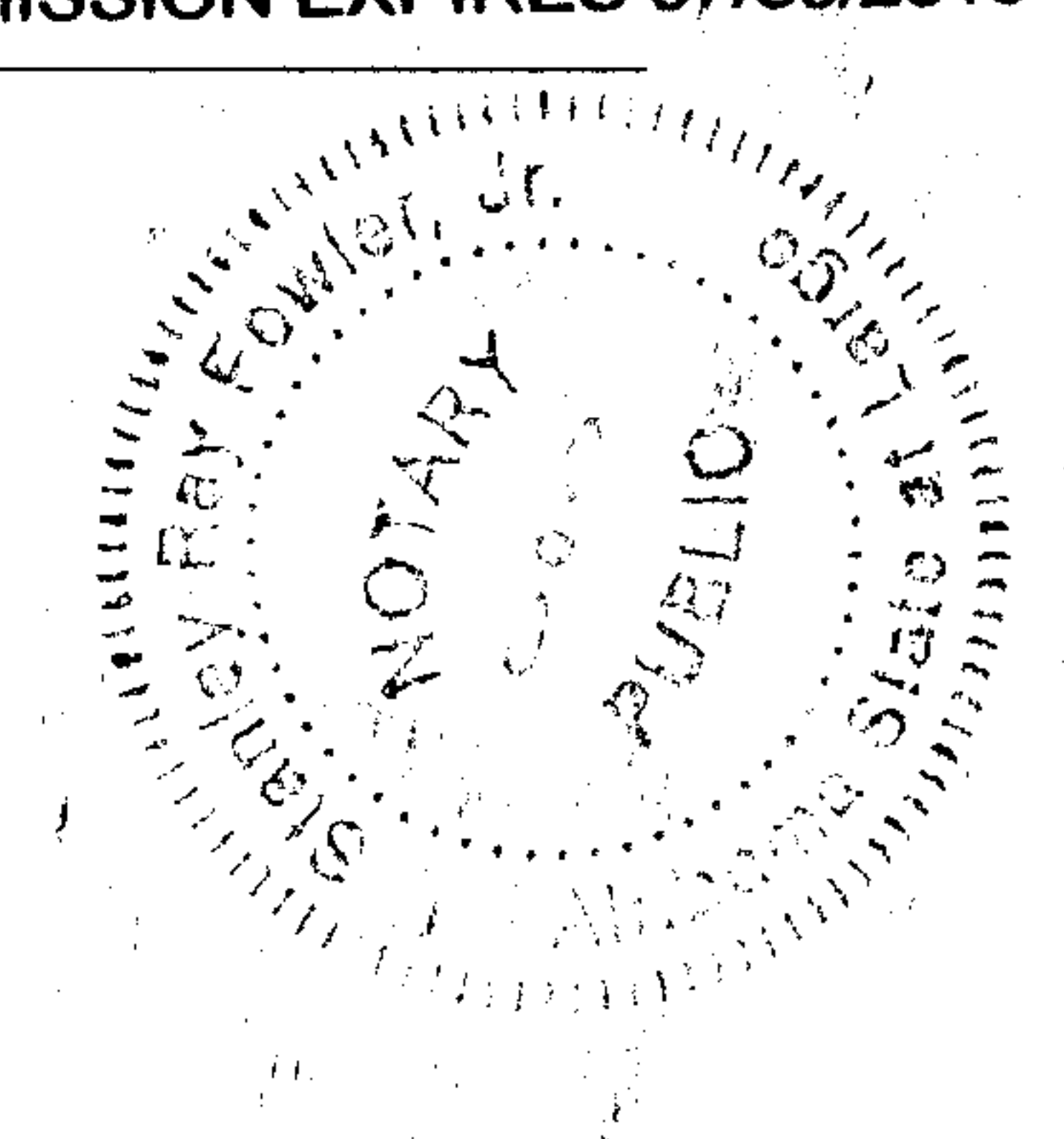
Given under my hand and official seal on this 5 day of July, 2013.

Stanley Ray Fowler, Jr.
Notary Public
My Commission Expires 07/30/2016

This instrument prepared by:
Rebecca Redmond
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

Grantee's Name JPMorgan Chase Bank, National Association

Mailing Address c/o JPMorgan Chase Bank,
National Association
10790 Rancho Bernardo
Road
San Diego, CA 92127

Mailing Address c/o JPMorgan Chase Bank,
National Association
10790 Rancho Bernardo Road
San Diego, CA 92127

Property Address 5970 Highway 25
Montevallo, AL 35115

Date of Sale 7/1/2013

Total Purchase Price \$42,600.00

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.

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

Print Valerie Blair, foreclosure specialist

☐ Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one



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