

**THIS INSTRUMENT WAS PREPARED BY:**

Phillip Jauregui, Esq.  
2110 Devereux Circle  
Birmingham, AL 35243

**SEND TAX NOTICES TO:**

The Bank of New York Mellon Trust  
Company, N.A. f/k/a The Bank of  
New York Trust Company, N.A., as  
successor-in-interest to JPMorgan  
Chase Bank, National Association,  
as Trustee SURF-BC4  
1661 Worthington Road  
Suite 100  
West Palm Beach, FL 33409

**GRANTOR**

Jennifer S. Goode  
5144 Weatherford DR  
Birmingham, AL 35242

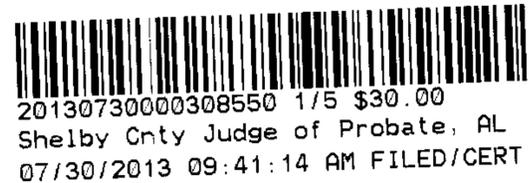
Michael Goode  
5144 Weatherford DR  
Birmingham, AL 35242

**GRANTEE**

The Bank of New York Mellon Trust  
Company, N.A. f/k/a The Bank of  
New York Trust Company, N.A., as  
successor-in-interest to JPMorgan  
Chase Bank, National Association,  
as Trustee SURF-BC4  
1661 Worthington Road  
Suite 100  
West Palm Beach, FL 33409

Property Address: 5144 Weatherford DR, Birmingham, AL 35242  
Purchase Price: \$121,073.93 \*\*\*Mortgagee credit\*\*\*  
Sale Date: July 10, 2013

STATE OF ALABAMA )  
COUNTY OF SHELBY )



**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on June 18, 2004,  
Michael Goode a married person and Jennifer S. Goode, his wife, executed a certain mortgage  
on the property hereinafter described to Wilmington Finance, a Division of AIG Federal Savings  
Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County,  
Alabama, at Instrument Number, 20040628000353760; and subsequently transferred and  
assigned to The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York  
Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association,  
as Trustee SURF-BC4, and said assignment being recorded in Book LR201060, Page 6794; and

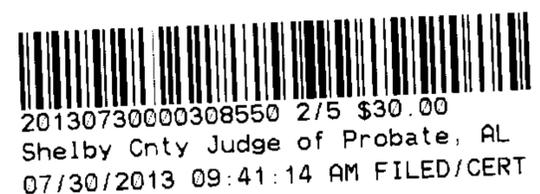
WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in

case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee SURF-BC4 did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of June 12, 2013, June 19, 2013, June 26, 2013; and

WHEREAS, on July 10, 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 and properly conducted, and Gary L Anderson did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Gary L Anderson was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to



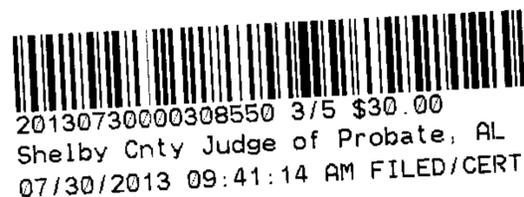
JPMorgan Chase Bank, National Association, as Trustee SURF-BC4; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee SURF-BC4, in the amount of \$121,073.93, which sum of money The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee SURF-BC4 offered to credit on the indebtedness secured by said mortgage, and the said The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee SURF-BC4, by and through Gary L Anderson, as Auctioneer conducting said sale and as Attorney-in-Fact for The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee SURF-BC4, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee SURF-BC4, the following described property situated in Shelby County, Alabama, to-wit:

Lot 2, in Block 12, according to the Survey of Broken Bow, South, as recorded in Map Book 11, Page 82, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee SURF-BC4 and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, The Bank of New York Mellon Trust Company, N.A. f/k/a



The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee SURF-BC4 and Michael Goode and Jennifer S. Goode have caused this instrument to be executed by and through Gary L Anderson, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Gary L Anderson, as Auctioneer conducting said sale on July 10, 2013.

The Bank of New York Mellon Trust Company, N.A. f/k/a  
The Bank of New York Trust Company, N.A., as  
successor-in-interest to JPMorgan Chase Bank, National  
Association, as Trustee SURF-BC4

By: *Gary L Anderson*  
Gary L Anderson, Attorney-in-Fact

Michael Goode and Jennifer S. Goode

By: *Gary L Anderson*  
Gary L Anderson, The person acting as Auctioneer and  
conducting the sale as its Attorney-in-Fact

By: *Gary L Anderson*  
Gary L Anderson, As the Auctioneer and person making  
said sale

  
20130730000308550 4/5 \$30.00  
Shelby Cnty Judge of Probate, AL  
07/30/2013 09:41:14 AM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Gary L Anderson, whose name as Attorney-in-Fact for Michael Goode and Jennifer S. Goode, and whose name as Attorney-in-Fact and agent for The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee SURF-BC4; and whose name as Auctioneer and person making said sale, 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 said conveyance, he/she, in his/her capacity as such Attorney-in-Fact and agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, on this 10<sup>th</sup> day of July, 2013.



**Dorothy M. Velth**  
Notary Public  
State of Alabama  
Alabama State at Large

*Dorothy M. Velth*  
Notary Public in and for the State of Alabama,  
at Large

*My Commission Expires: 6-28-14*

Real Estate Sales Validation Form

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

Grantor's Name Jennifer S. Goode

Grantee's Name The Bank of NY Mellon

Mailing Address 5144 Weatherford Dr.

Mailing Address TRUST Co Hotel Worthington Rd.

Birmingham, Al. 35242

Ste 100

West Palm Beach, Fl. 33400

Property Address 5144 Weatherford Dr.

Date of Sale 7-10-13

Birmingham, Al 35242

Total Purchase Price \$ 121,073.93

Actual Value \$ \_\_\_\_\_

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)

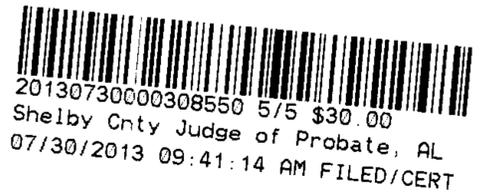
Bill of Sale

Appraisal

Sales Contract

Other FC

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.

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 7/29/13

Print Jessica Veiten

Unattested

Sign Jessica Veiten

(Grantor / Grantee / owner / Agent) Circle One