


STATE OF ALABAMA)

COUNTY OF SHELBY)

Shelby County, AL 05/12/2014
State of Alabama
Deed Tax: \$74.50

FORECLOSURE DEED


20140512000142280 1/3 \$95.50
Shelby Cnty Judge of Probate, AL
05/12/2014 12:20:10 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on March 23, 1993, to-wit: Roger Shuler and wife, Carol Tovich Shuler, executed a mortgage to Troy & Nichols, Inc., herein called the Mortgagee, which said mortgage was recorded on March 30, 1993, in Instrument Number 1993-08508, 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; 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 April 2, 2014, April 9, 2014, and April 16, 2014, 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 April 29, 2014, 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 **SPARTAN VALUE INVESTORS, LLC**, became the purchaser of the hereinafter described property at and for the sum of \$74,359.00, 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, successor by merger to Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation, formerly known as Chase Home Mortgage Corporation, successor by merger to Troy & Nichols, Inc.;

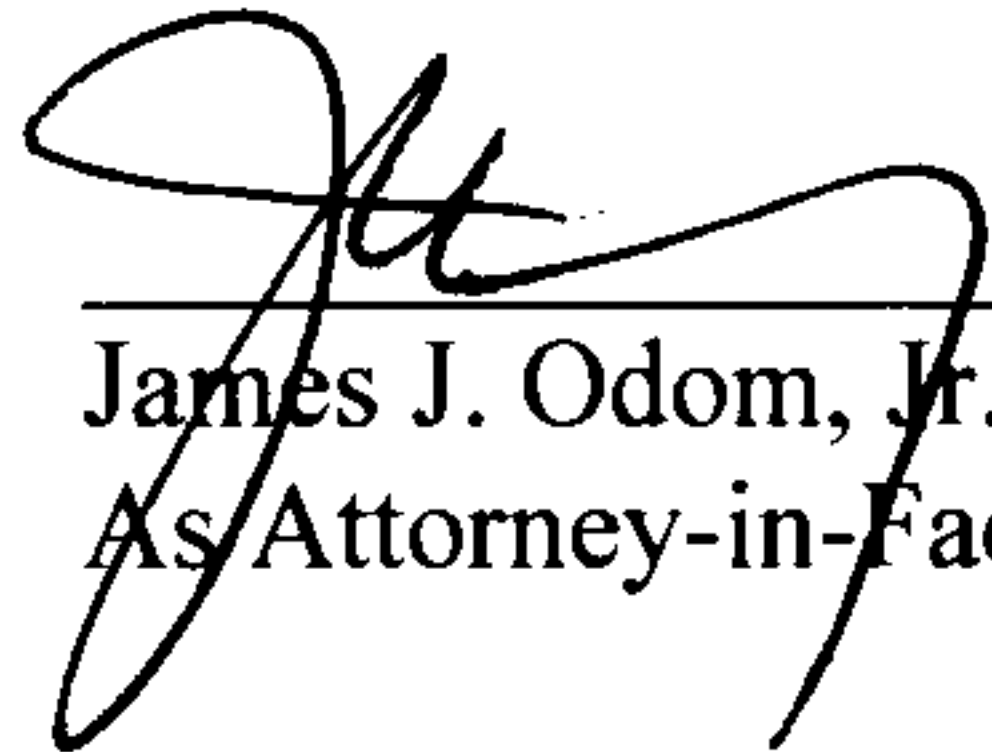
NOW THEREFORE, IN consideration of the premises Roger Shuler and wife, Carol Tovich Shuler and JPMorgan Chase Bank, National Association, successor by merger to Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation, formerly known as Chase Home Mortgage Corporation, successor by merger to Troy & Nichols, Inc., 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 **SPARTAN VALUE INVESTORS, LLC**, the following described real property situated in Shelby County, Alabama, at 5204 Logan Dr., Birmingham, AL 35242, but in the event of a discrepancy, the legal description shall control to-wit:

Lot 4, Block 16, according to the Survey of Broken Bow South, as recorded in Map Book 11, Page 82, in the Probate Office of Shelby County, Alabama being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said **SPARTAN VALUE INVESTORS, LLC**, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said **SPARTAN VALUE INVESTORS, LLC**, 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 Roger Shuler and wife, Carol Tovich Shuler, and JPMorgan Chase Bank, National Association, successor by merger to Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation, formerly known as Chase Home Mortgage Corporation, successor by merger to Troy & Nichols, Inc., 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.

Roger Shuler and wife, Carol Tovich Shuler and JPMorgan Chase Bank, National Association, successor by merger to Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation, formerly known as Chase Home Mortgage Corporation, successor by merger to Troy & Nichols, Inc.

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 Roger Shuler and wife, Carol Tovich Shuler, and JPMorgan Chase Bank, National Association, successor by merger to Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation, formerly known as Chase Home Mortgage Corporation, successor by merger to Troy & Nichols, Inc., 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/she, 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 2nd day of May, 2014.


Notary Public
My Commission Expires: 3/7/2015

THIS INSTRUMENT PREPARED BY:
ROBERT J. WERMUTH/rgm
Stephens Millirons, P.C.
P.O. Box 307
Huntsville, Alabama 35804

Send Tax Notice To:
Grantees Address:
Spartan Value Investors, LLC
1110 23rd Street South
Birmingham, AL 35205

Grantors Address:
5204 Logan Dr.
Birmingham, AL 35242


20140512000142280 2/3 \$95.50
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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 ROGER SHULER
Mailing Address CAROL SHULER
5204 LOGAN DR.
BIRMINGHAM, AL 35242

Grantee's Name
Mailing Address



Spartan Value Investors
1110 23rd Street South
Birmingham, AL 35205

Property Address 5204 LOGAN DR.
BIRMINGHAM, AL 35242

Date of Sale 5/01/2014

Total Purchase Price \$ 74,359.00

or
Actual Value

\$

or

Assessor's Market Value \$



20140512000142280 3/3 \$95.50
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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
☐ Closing Statement

☐ Appraisal
☐ Other

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 5/12/14

Print HAILEY OAKLEY

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1