


SEND TAX NOTICE TO:
Federal National Mortgage Association
13455 Noel Road, Suite 660
Dallas, TX 75240


20140514000145430 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
05/14/2014 12:25:34 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 28th day of June, 2002, Norman G. Rockwell and Elaine S. Rockwell, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Transland Financial Services, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20020702000308730; with Loan Modification Agreement recorded in Instrument Number 20030305000133410, said mortgage having subsequently been transferred and assigned to JPMorgan Chase Bank, National Association, by instrument recorded in Instrument Number 20120405000116610 , 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 April 2, 2014, April 9, 2014, and April 16, 2014; and



WHEREAS, on May 5, 2014, 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

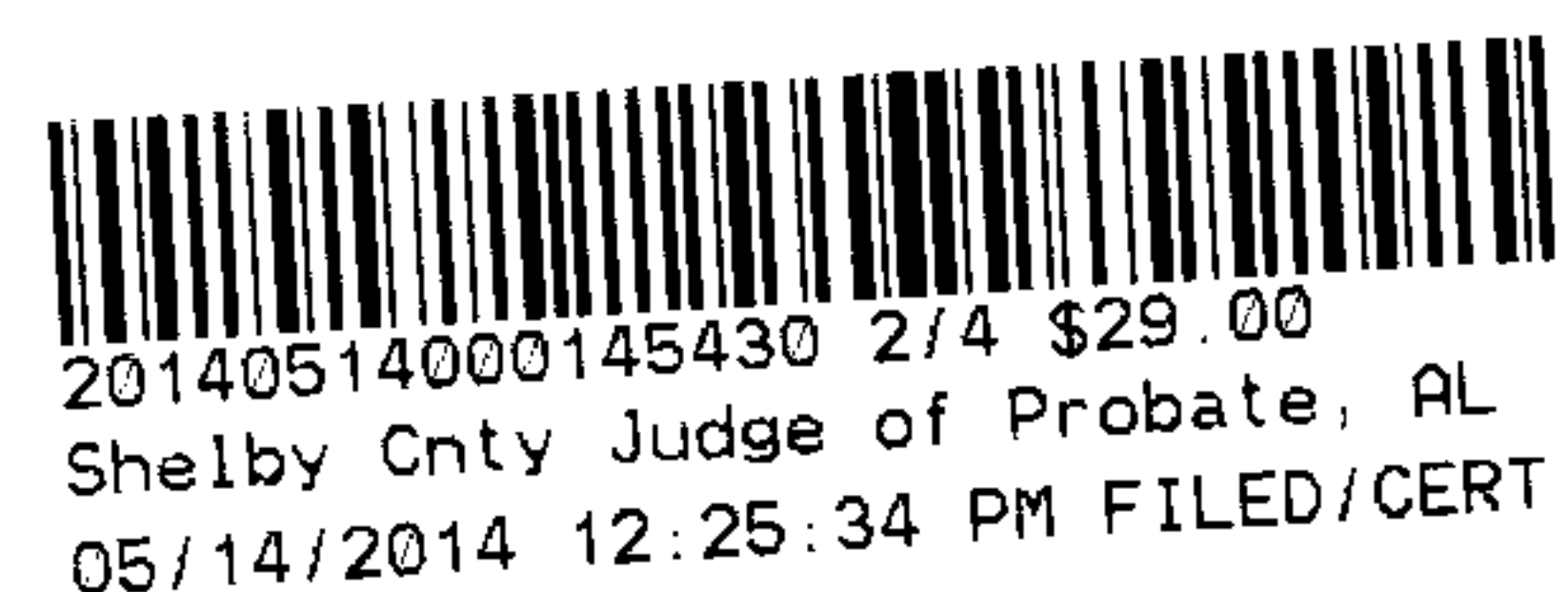
WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said JPMorgan Chase Bank, National Association; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Forty-Seven Thousand One Hundred Eighty-Four And 51/100 Dollars (\$47,184.51) 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 Federal National Mortgage Association all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of Section 8, Township 21 South, Range 3 West, Shelby County, Alabama and run thence North 01 degree 13 minutes 18 seconds West along the East line of said section a distance of 199.89 feet to a found old iron corner; thence on the same course for 158.35 feet to a set half inch rebar and the point of beginning of the property being described; thence continue along last described course a distance of 166.91 feet to a set steel rebar corner; thence run North 89 degrees 54 minutes 50 seconds West a distance of 157.66 feet to a set steel rebar corner; thence run South 18 degrees 18 minutes 22 seconds East a distance of 178.37 feet to a set steel rebar corner, thence run North 88 degrees 46 minutes 50 seconds East a distance of 105.22 feet to point of beginning; containing 0.61 acres, more or less. Property is subject to all easements, rights of way, restrictions and/or limitations of probated record and/or applicable law.

There is a twenty foot wide (25.0') easement centered on an existing driveway the centerline of which is described as follows:

Commence at the Southeast corner of Section 8, Township 21 South, Range 3 West, Shelby County, Alabama and run thence North 01 degree 13 minutes 18 seconds West along the East line of said section a distance of 199.89 feet to a found old iron corner; thence continue along last described course for a distance of 325.27 feet to a set steel rebar corner; thence run North 89 degrees 54 minutes 50 seconds West a distance of 157.66 feet to a set steel rebar corner, thence run South 18 degrees 18 minutes 22 seconds East a distance of 47.58 feet to a point in the centerline of an existing driveway and the point of beginning, on a centerline of the easement being described; thence North 31 degrees 09 minutes 52 seconds West 53.24 feet to a point; thence run North 18 degrees 25 minutes 14 seconds West a distance of 95.00 feet to a point; thence run North 37 degrees 37 minutes 28 seconds West 42.71 feet to a point. Thence run North 49 degrees



49 minutes 20 seconds West a distance of 163.35 feet to a point; thence run North 68 degrees 05 minutes 36 seconds West 46.33 feet to a point; thence run North 86 degrees 34 minutes 09 seconds West 40.02 feet to a point in the centerline of a public road and the end of required easement.

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage 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 7 day of May, 2014.

JPMorgan Chase Bank, National Association

By: AMN Auctioneering, LLC
Its: Auctioneer

By: Aaron Nelson
Aaron Nelson, Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

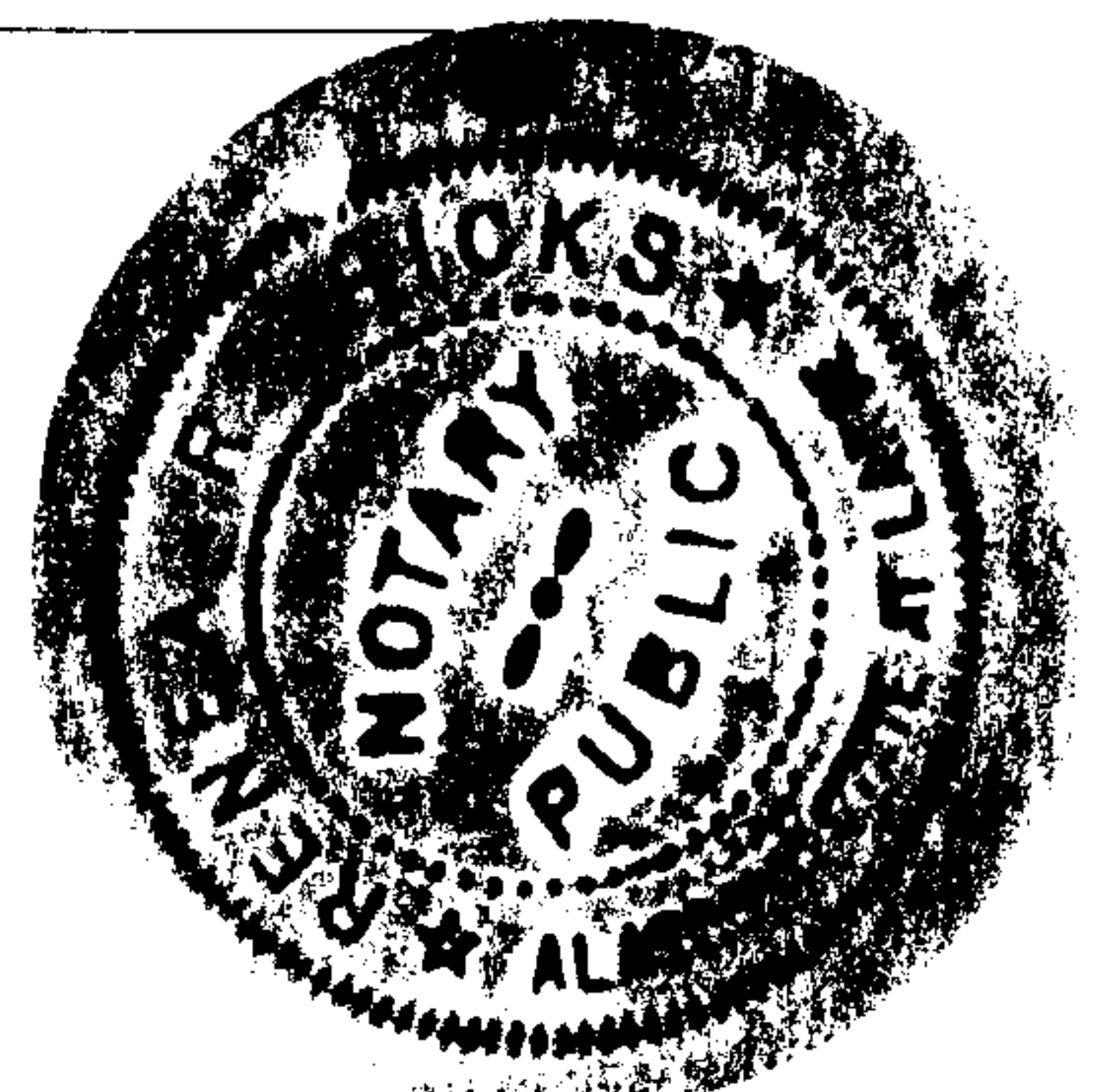
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC acting in its capacity as auctioneer for JPMorgan Chase Bank, National Association, is signed to the foregoing conveyance, and who is known to me, 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 7 day of May, 2014.

Rebecca Redmond
Notary Public MY COMMISSION EXPIRES MAY 27, 2015
My Commission Expires: _____

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 Federal National Mortgage Association

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

Mailing Address 13455 Noel Road, Suite 660
Dallas, TX 75240

Property Address 140 Brantleyville Road
Maylene, AL 35114

Date of Sale 5/5/2014

Total Purchase Price \$47,184.51

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 Megan Noojin, foreclosure specialist

☐ Unattested

(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one


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