

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

)Thomas M. Lavett aka Thomas M. Lavett, II, an unmarried man
)

KNOW ALL MEN BY THESE PRESENTS: That Thomas M. Lavett aka Thomas M. Lavett, II, an unmarried man did, on to-wit, the July 29, 2003, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Hometown Mortgage Services, Inc., an Alabama Corporation, which mortgage is recorded in Instrument # at 20030806000509690 on August 6, 2003, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to JPMorgan Chase Bank, N.A. as reflected by instrument recorded in Instrument #, 20140425000123190 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said JPMorgan Chase Bank, N.A. 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 11, June 18, June 25, 2014; and

WHEREAS, on the July 8, 2014, the day on which the foreclosure sale was due to be held under the terms of said notice, at 3:28pm o'clock a.m/p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and JPMorgan Chase Bank, N.A. did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of JPMorgan Chase Bank, N.A., in the amount of \$81,650.00, which sum the said JPMorgan Chase Bank, N.A. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said JPMorgan Chase Bank, N.A.

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased; and

NOW, THEREFORE, in consideration of the premises and of \$81,650.00, cash, the said Thomas M. Lavett aka Thomas M. Lavett, II, an unmarried man, acting by and through the said JPMorgan Chase Bank, N.A., by London Labriola, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said JPMorgan Chase Bank, N.A., by London Labriola, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and London Labriola, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warranty contemplated by § 35-4-271 of the Code of Alabama (1975) unto JPMorgan Chase Bank, N.A., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 244, according to the Survey of Waterford Village, Sector 1, as recorded in Map Book 27, Page 100, in the Probate Office of Shelby County, Alabama.

Subject to:

1. A 15 foot alley, as shown on recorded map.
2. An 8 foot easement, as shown on recorded map.
3. Declaration of Restrictions, Covenants, and Easements, as recorded in Instrument 2000, Page 40215 and



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amended in Instrument 2001, Page 12819

4. Right of Way to Shelby County, as recorded in Deed Book 240, Page 36

5. Title to all minerals within and underlying the promises together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Instrument 1995, Page 1640 and Real 345, Page 744.

6. Terms and conditions, as recorded in Instrument 1995, Page 1640.

7. Release of damages, as set forth in Instrument 1995, Page 1640 and Real 345, Page 744.


8. Articles of Waterford Home Owners Association, as recorded in Instrument 2001, Page 12817.

9. 15 Foot Dirt Road, as shown on survey of R.C. Farmer & Associates, dated 05/10/199.

10. Grant to the State of Alabama for Railroad, as recorded in Real 278, Page 5.

11. Ordinance with the City of Calera, as recorded in instrument #2000-0006.

TO HAVE AND TO HOLD THE above described property, forever; 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, and any taxes which may be due.


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IN WITNESS WHEREOF, the said JPMorgan Chase Bank, N.A., has caused this instrument to be executed by London Labriola, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said London Labriola, has executed this instrument in his capacity as such auctioneer on this the July 8, 2014.

Thomas M. Lavett aka Thomas M. Lavett, II, an unmarried man
Mortgagors

JPMorgan Chase Bank, N.A.
Mortgagee or Transferee of Mortgagee

By London Labriola
London Labriola, as Auctioneer and the person conducting said sale for
the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that London Labriola, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this 7/7/14.

Jessica S. Holland
NOTARY PUBLIC
MCE 4/22/18

MY COMMISSION EXPIRES:

Instrument prepared by:
MATTHEW ZACHARY PHELAN
SHAPIRO AND INGLE, L.L.C.
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
14-003631

GRANTEE'S ADDRESS
Secretary of Housing and Urban Development
Michaelson, Conner, and Boul, Inc.
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108



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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	<u>Thomas M. Lavett aka Thomas M. Lavett, II, an unmarried man</u>	Grantee's Name	<u>JPMorgan Chase Bank, N.A.</u>
Mailing Address		Mailing Address	<u>3415 Vision Drive</u> <u>Columbus, Ohio 43219</u>

Property Address 2027 Village Ln
Calera, AL 35040

Date of Sale July 8, 2014
Total Purchase Price \$ 81,650.00
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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Notice of Sale |
| <input type="checkbox"/> 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 of 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).


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Date 7/7/14

(verified by)

Print Lyndon LaPrade

Sign Anderson Kalulu

(Grantor/Grantee/Owner/Agent) circle one

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