

TOTAL

\$275.00

Thank you for your business!

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA) Brian Keith Stanley, unmarried
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That Brian Keith Stanley, unmarried did, on to-wit, the July 23, 2009, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for GTC Mortgage Company, Inc. for use in Alabama by Guaranty Trust Company, which mortgage is recorded in Instrument # at 20090727000286580 on July 27, 2009, 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 #, 20140425000123170 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 25, 2014 and July 2 and 9, 2014; and

WHEREAS, on the July 21, 2014, the day on which the foreclosure sale was due to be held under the terms of said notice, at 1:37 pm 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 \$63,665.00, 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 \$63,665.00, cash, the said Brian Keith

Stanley, unmarried, 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 No. 8 according to the Map of Rudy Tidmore as recorded in Map Book 4, Page 16, in the Office of the Judge of Probate, Shelby County, Alabama, and a tract of land lying West of the afore said Lot 8, being more particularly described as follows: Begin at the NW corner of said Lot 8 and run Westerly along the right of way of Mooney Road 76.05 feet; thence 94 degrees 57 minutes 09 seconds left run Southerly 189.57 feet; thence 83 degrees 04 minutes 23 seconds left run Easterly 50.83 feet to the SW corner of said Lot 8; thence 89 degrees 18 minutes 16 seconds left run Northerly along the West line of said Lot 8 190.82 feet to the point of beginning. Situated in Shelby County, Alabama.

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.

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 21, 2014.

Brian Keith Stanley, unmarried

Mortgagors

JPMorgan Chase Bank, N.A.

Mortgagee or Transferee of Mortgagee

By 

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.


20140721000223090 2/5 \$31.00
Shelby Cnty Judge of Probate, AL
07/21/2014 01:40:28 PM FILED/CERT

Given under my hand and official seal this July 21, 2014.

Kelly B. Mullin
NOTARY PUBLIC Kelly B. Mullin

Notary Public State At Large

MY COMMISSION EXPIRES:

Commission Expires
June 28, 2017

Instrument prepared by:

MATTHEW ZACHARY PHELAN
SHAPIRO AND INGLE, L.L.C.
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
14-003675

GRANTEE'S ADDRESS

JPMorgan Chase Bank, N.A.
3415 Vision Drive
Columbus, Ohio 43219

Real Estate Sales Validation Form

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

Grantor's Name Brian Keith Stanley,
unmarried

Grantee's Name JPMorgan
Chase Bank,
N.A.

Mailing Address

Mailing Address 3415 Vision
Drive
Columbus,
Ohio 43219

Property Address 109 Mooney Rd
Columbiana, AL 35051

Date of Sale
July 21, 2014

Total Purchase Price
\$ 63,665.00
or

Actual Value
\$ _____

or

Assessor's Market Value
\$ _____



20140721000223090 3/5 \$31.00
Shelby Cnty Judge of Probate, AL
07/21/2014 01:40:28 PM FILED/CERT

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 Notice of Sale |
| ☐ 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).

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 7/20/14

Print London Labriola



20140721000223090 4/5 \$31.00
Shelby Cnty Judge of Probate, AL
07/21/2014 01:40:28 PM FILED/CERT

Unattested

Sign *Ronda K. White*
(verified by)

(Grantor/Gr
(

Form RT - 1

Agent



20140721000223090 5/5 \$31.00
Shelby Cnty Judge of Probate, AL
07/21/2014 01:40:28 PM FILED/CERT