


MORTGAGE FORECLOSURE DEED


20150120000018960 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
01/20/2015 11:07:49 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

) Michael Haffner and Gloria Haffner
) aka Gloria C. Haffner, Husband and Wife

KNOW ALL MEN BY THESE PRESENTS: That Michael Haffner and Gloria Haffner aka Gloria C. Haffner, Husband and Wife did, on to-wit, the February 26, 2010, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Hometown Mortgage Services, Inc., which mortgage is recorded in Instrument # at 20100309000069160 on March 9, 2010, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to JPMorgan Chase Bank, National Association as reflected by instrument recorded in Instrument #, 20140528000160660 of the same Office.

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 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 , a newspaper of general circulation published in Shelby County, Alabama, in its issues of 9/24, 10/1, 10/8/14; and

WHEREAS, on the January 20, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:00 o'clock a.m./p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and JPMorgan Chase Bank, National Association 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, National Association, in the amount of \$98,690.00, which sum the said JPMorgan Chase Bank, National Association offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said JPMorgan Chase Bank, National Association.

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 \$98,690.00, cash, the said Michael Haffner and Gloria Haffner aka Gloria C. Haffner, Husband and Wife, acting by and through the said JPMorgan Chase Bank, National Association, by Matthew William Penhale, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said JPMorgan Chase Bank, National Association, by Matthew William Penhale, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Matthew William Penhale, 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, National Association, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 133A, according to a Resurvey of Stonebriar Phase 1, as recorded in Map Book 38, Page 61, in the Probate Office of Shelby County Alabama.

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of Shelby County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

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, National Association, has caused this instrument to be executed by Matthew William Penhale, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Matthew William Penhale, has executed this instrument in his capacity as such auctioneer on this the January 20, 2015.

Michael Haffner and Gloria Haffner
aka Gloria C. Haffner, Husband and Wife
Mortgagors

JPMorgan Chase Bank, National Association
Mortgagee or Transferee of Mortgagee

By Matthew Penhale

Matthew William Penhale, 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 Matthew William Penhale, 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 January 20, 2015.

Heborah L. Horton
NOTARY PUBLIC Comm Exp. 3-28-16

MY COMMISSION EXPIRES:

Instrument prepared by:
JACKSON E. DUNCAN, III
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
14-004009

GRANTEE'S ADDRESS
JPMorgan Chase Bank, N.A.
3415 Vision Drive
Columbus, Ohio 43219



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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 Michael Haffner and Gloria Haffner Grantee's Name JPMorgan Chase Bank, National
aka Gloria C. Haffner, Husband and Association
Wife

Mailing Address _____ Mailing Address 3415 Vision Drive
Columbus, Ohio 43219

Property 101 Stonebriar Dr
Address Calera, AL 35040

Date of Sale January 20, 2015

Total Purchase Price \$ 98,690.00

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)

☐ 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 1-20-15

Print

Matthew Penick

Sign

Matthew Penick

____ Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1