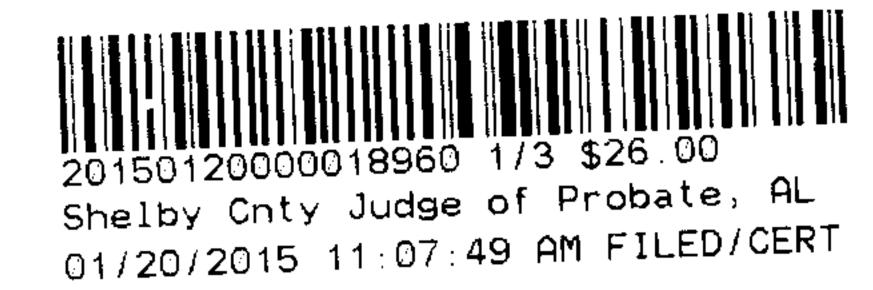
MORTGAGE FORECLOSURE DEED



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

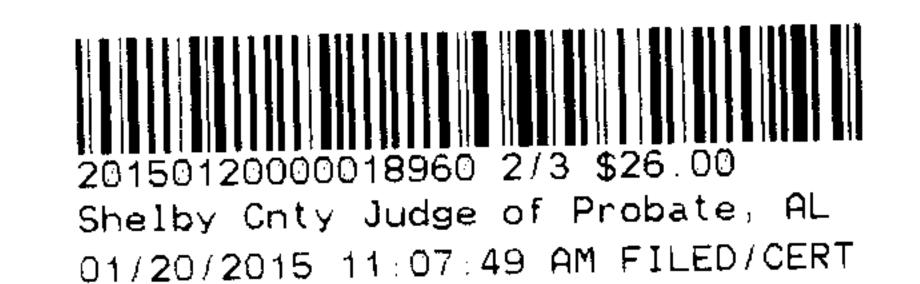
WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of JPMorgan Chase Bank, National Association, in the amount of \$98,690.00, which sum the said JPMorgan Chase Bank, National Association offered to credit on the indebtedness secured 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

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.

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



Form RT - 1

Real Estate Sales Validation Form

01/20/2015 11:07:49 AM FILED/CERT

This Do	cument must be filed in accordance wi	ith Code of Alabama	1975, Section 40-22-1
Grantor's Name	Michael Haffner and Gloria Haffner aka Gloria C. Haffner, Husband and Wife	Grantee's Name	JPMorgan Chase Bank, National Association
Mailing Address	<u>VV IIC</u>	Mailing Address	3415 Vision Drive Columbus, Ohio 43219
	01 Stonebriar Dr	Date of Sale	January 20, 2015 ase Price \$ 98 690.00
Address	<u>Calera, AL 35040</u>	Total Purchase Price \$ <u>98</u>	
•		or	
		Actual Value	\$
		or Assessor's N	Iarket Value \$
	or actual value claimed on this form ca	an be verified in the f	
	rdation of documentary evidence is not	*	
□ Bill of Sale□ Sales Contract		□ Appraisal☑ Other Notice of Sale	
□ Closing Stateme		_ Office of Sa.	
If the conveyance	document presented for recordation con remains not required.	ntains all of the requir	ed information referenced above,
	Instruct	tions	
Grantor's name and m mailing address.	ailing address – provide the name of the person	or persons conveying in	terest to property and their current
Grantee's name and m	ailing address – provide the name of the person	or persons to whom inte	rest to property is being conveyed.
Property address – the	physical address of the property being conveye	ed, if available.	
Date of Sale – the date	on which interest to the property was conveyed	d.	
Total purchase price – offered for record.	the total amount paid for the purchase of the pr	roperty, both real and per-	sonal, being conveyed by the instrument
	roperty is not being sold, the true value of the p record. This may be evidenced by an appraisal		
the property as determ	and the value must be determined, the current ined by the local official charged with the responsible penalized pursuant to Code of Alabama	onsibility of valuing prope	
I attest, to the best of numberstand that any fall 1975 40-22-1 (h).	ny knowledge and belief that the information collise statements claimed on this form may result in	in the imposition of the p	enalty indicated in Code of Alabama
Date 1-20-15	_ Print	Matheu	12nh/i
Unattested	Sign	Mutthe	Letter Letter
	(verified by)	(Grantor/Grantee/C	Owner/Agent) circle one