


MORTGAGE FORECLOSURE DEED


20150519000166470 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
05/19/2015 03:37:57 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

Vera M. McKim

KNOW ALL MEN BY THESE PRESENTS: That Vera M. McKim did, on to-wit, the April 14, 2005, execute a mortgage to Ameriquest Mortgage Company, which mortgage is recorded in Instrument # at 20050506000217710 on May 6, 2005, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-7 as reflected by instrument recorded in Instrument #, 20150227000061800 and Instrument #, 20150227000061810 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-7 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 April 22, 2015; April 29, 2015; May 6, 2015; and

WHEREAS, on the May 19, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice, at 3:30 o'clock a.m.(p.m.), between the legal hours of sale, said foreclosure sale was duly and properly conducted, and The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-7 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 The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-7, in the amount of \$42,500.00, which sum the said The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-7 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-7.

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 \$42,500.00, cash, the said Vera M. McKim, acting by and through the said The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-7, by Matthew William Penhale, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said The Bank of New York Mellon, f/k/a The Bank of New

York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-7, 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 The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-7, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Southwest quarter of the Southeast corner of Section 15, Township 19 South, Range 2 East, thence run East along the South line of said Section a distance of 282.00 feet; thence turn an angle of 48 degrees, 53 minutes, 21 seconds to the left and run a distance of 983.44 feet to a point on the Northwest right of way of Alabama State Highway No. 25, and the point of beginning; thence turn an angle of 108 degrees, 14 minutes, 27 seconds to the left and run a distance of 210.41 feet; thence turn an angle of 101 degrees 28 minutes 38 seconds to the right and run a distance of 211.80 feet; thence turn an angle of 79 degrees 01 minutes 10 seconds to the right and run a distance of 210.23 feet to a point on the Northwest right of way of said Highway 25; thence turn an angle of 100 degrees, 09 minutes 11 seconds to the right to the tangent of a right of way curve and run along the curve, (whose Delta angle is 1 degrees, 45 minutes, 02 seconds to the right, radius is 6873.48 feet, Tangent distance is 105.00 feet, length of Arc is 210.00 feet), to the point of beginning, situated in the Southwest quarter of the Southeast quarter of Section 15, Township 19 South, Range 2 East, 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.



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IN WITNESS WHEREOF, the said The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-7, 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 May 19, 2015.

Vera M. McKim
Mortgagors

The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-7
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 May 19, 2015.

Justica J. Lee
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/22/18

Instrument prepared by:
JACKSON E. DUNCAN, III
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
15-006972

GRANTEE'S ADDRESS
Wells Fargo Bank, N.A.
3476 Stateview Blvd
MAC # X7801-013 (FC)
Fort Mill, South Carolina 29715


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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 Vera M. McKim

Grantee's Name The Bank of New York Mellon, f/k/a
The Bank of New York, successor in
interest to JPMorgan Chase Bank,
N.A. as Trustee for Structured Asset
Mortgage Investments II Inc., Bear
Stearns ALT-A Trust, Mortgage Pass-
Through Certificates, Series 2005-7
Mailing Address 3476 Stateview Blvd
MAC # X7801-013 (FC)
Fort Mill, South Carolina 29715

Mailing Address 41825 Hwy 25
Vincent, AL 35178

Property Address 41825 Hwy 25
Vincent, AL 35178

Date of Sale May 19, 2015
Total Purchase Price \$ 42,500.00
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 5-19-15

Print Matthew Penhale

Unattested

Sign Matthew Penhale

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1

