

## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

) Adam T. Johnston, and unmarried man  
) and Brittany B. McKenzie, and unmarried woman

KNOW ALL MEN BY THESE PRESENTS: That **Adam T. Johnston**, and unmarried man and **Brittany B. McKenzie**, and unmarried woman did, on to-wit, the October 4, 2013, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Fairway Independent Mortgage Corporation, which mortgage is recorded in **Instrument # 20131107000440080** on November 7, 2013, 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 #20150706000224460** 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 The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of August 19, 2015; August 26, 2015; September 2, 2015; and

WHEREAS, on the September 15, 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 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 My Place Rentals LLC, in the amount of One Hundred Two Thousand Dollars and No Cents (\$102,000.00), and said property was thereupon sold to the said My Place Rentals LLC, and


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;

NOW, THEREFORE, in consideration of the premises and of One Hundred Two Thousand Dollars and No Cents (\$102,000.00), cash, the said Adam T. Johnston, and unmarried man and Brittany B. McKenzie, and unmarried woman, 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 unto My Place Rentals LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 28, according to the plat of Old Ivy Subdivision, Phase II, (being a resurvey of portions of Lots 22-32 Tract Fifty One Subdivision, Parcel "B" as recorded in Map Book 11, Page 26), as recorded in Map Book 36, Page 6-A and Document # 20051027000561200, in the Office of the Judge of Probate of Shelby County, Alabama.**

TO HAVE AND TO HOLD the above described property unto My Place Rentals LLC, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided by the laws of the State of Alabama, and any taxes which may be due.

Shelby County, AL 10/08/2015  
State of Alabama  
Deed Tax: \$102.00

  
20151008000353100 1/3 \$126.00  
Shelby Cnty Judge of Probate, AL  
10/08/2015 10:50:21 AM FILED/CERT

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 September 15, 2015.

Adam T. Johnston, and unmarried man and Brittany B. McKenzie, and  
unmarried woman  
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 September 15, 2015.

William B. Anderson  
NOTARY PUBLIC

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES AUGUST 7, 2016

Instrument prepared by:  
Matthew William Penhale  
SHAPIRO AND INGLE, LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
15-007620

  
20151008000353100 2/3 \$126.00  
Shelby Cnty Judge of Probate, AL  
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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 J P Morgan c/o  
Mailing Address Shapiro + Frye LLP  
10130 Perimeter Parkway Suite 400  
Charlotte, NC 28216

Grantee's Name My Place Rentals LLC  
Mailing Address 1222 Edenton Street  
Birmingham, AL 35242

Property Address 315 Ivy Hills Circle  
Calera, AL 35040

Date of Sale 9-15-15  
Total Purchase Price \$ 102,000.00



20151008000353100 3/3 \$126.00  
Shelby Cnty Judge of Probate, AL  
10/08/2015 10:50:21 AM FILED/CERT

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 Foreclosure Deed  
☐ 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 or 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 10-8-15

Print Ellen Nunley

☐ Unattested  
(verified by)

Sign Ellen Nunley  
(Grantor/Grantee/Owner/Agent) circle one