

THIS INSTRUMENT WAS PREPARED BY:

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Birmingham, AL 35242

SEND TAX NOTICES TO:

The Bank of New York Mellon Trust
Company, National Association fka The
Bank of New York Trust Company, N.A. as
successor to JPMorgan Chase Bank, N.A.,
as Trustee for RAMP 2003-RS10
1661 Worthington Rd.
Suite 100
West Palm Beach, FL 33409

GRANTOR

Cornelius E McGinnis
1701 Shelby Forest
Chelesa, AL 35043

Teresa L McGinnis
1701 Shelby Forest
Chelesa, AL 35043

GRANTEE

The Bank of New York Mellon Trust
Company, National Association fka The
Bank of New York Trust Company, N.A. as
successor to JPMorgan Chase Bank, N.A.,
as Trustee for RAMP 2003-RS10
1661 Worthington Rd.
Suite 100
West Palm Beach, FL 33409

Property Address: 1701 Shelby Forest, Chelesa, AL 35043

Purchase Price: \$199,276.59 ***Mortgagee credit***

Sale Date: October 14, 2015

20151112000391280

11/12/2015 08:45:58 AM

FCDEEDS 1/4

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on August 14, 2003, Cornelius E McGinnis and Teresa L McGinnis, husband and wife, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Decision One Mortgage Company, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at instrument, 20030819000547510; Re-recorded in Instrument Number 20030930000655410 and subsequently transferred and assigned to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for RAMP 2003-RS10, and said assignment being recorded in Instrument, 20130122000027800; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for RAMP 2003-RS10 ("Transferee") 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 by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of September 16, 2015, September 23, 2015, September 30, 2015; and

WHEREAS, on October 14, 2015, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for RAMP 2003-RS10 did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Erin Veitch was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for RAMP 2003-RS10; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for RAMP 2003-RS10, in the amount of \$199,276.59, which sum of money The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for RAMP 2003-RS10 offered to credit on the indebtedness secured by said mortgage, and the said The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for RAMP 2003-RS10, by and through Michael Lindsey, as attorney for said The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for RAMP 2003-RS10, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for RAMP 2003-RS10, the following described property situated in Shelby County, Alabama, to-wit:


Lot 501 according to the Survey of Spratlin's Addition to Shelby Forest Estates, as recorded in Map Book 27 Page 144, Shelby county, Alabama Records

TO HAVE AND TO HOLD the above described property to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for RAMP 2003-RS10 and its

successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for RAMP 2003-RS10 has caused this instrument to be executed by and through Michael Lindsey, as attorney for said Transferee, and said Michael Lindsey, as attorney for said Transferee, has hereto set his hand and seal on this the 11th day of November, 2015.

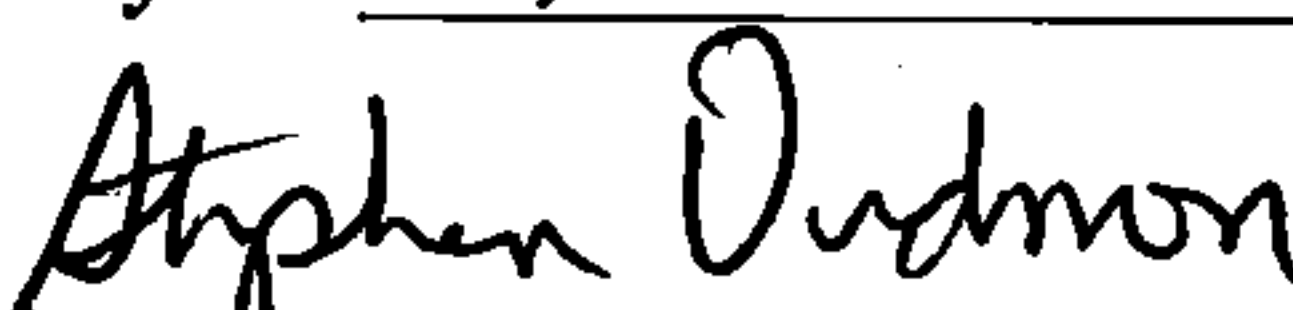
The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for RAMP 2003-RS10

By: 
Michael Lindsey, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Michael Lindsey, whose name as Attorney for The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for RAMP 2003-RS10, 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 said conveyance, he, as such attorney for The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for RAMP 2003-RS10 and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 11th day of November, 2015.


Notary Public
My Commission Expires: 5/11/19



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/12/2015 08:45:58 AM
\$27.00 CHERRY
20151112000391280



