

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

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)

Charlotte Alexander, a single person

KNOW ALL MEN BY THESE PRESENTS: That **Charlotte Alexander**, a single person did, on to-wit, the September 28, 2004, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for SouthTrust Mortgage Corporation, which mortgage is recorded in Instrument # **20041005000550440** on October 5, 2004, 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 as 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 2004-12 as reflected by instrument recorded in Instrument # **20120730000275700** 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 as 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 2004-12 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 5, 2015; August 12, 2015; August 19, 2015; and

WHEREAS, on the August 31, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice, at 3:59 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 as 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 2004-12 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 Alavest LLC, in the amount of Seventy-Seven Thousand Five Hundred Dollars and No Cents (\$77,500.00), and said property was thereupon sold to the said Alavest 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 Seventy-Seven Thousand Five Hundred Dollars and No Cents (\$77,500.00), cash, the said Charlotte Alexander, a single person, acting by and through the said The Bank of New York Mellon f/k/a The Bank of New York as 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 2004-12, 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 as 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 2004-12, 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 Alavest LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 107, according to the Final Plat of Stonecreek, Phase I, as recorded in Map Book 32, Page 92, in the Probate of Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Alavest 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, judgment 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.

IN WITNESS WHEREOF, the said The Bank of New York Mellon f/k/a The Bank of New York as 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 2004-12, 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 3, 2015.

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Charlotte Alexander, a single person
Mortgagors

The Bank of New York Mellon f/k/a The Bank of New York as
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 2004-12
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 3, 2015.



Kathleen Baum
NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/02/2016

Instrument prepared by:
Matthew William Penhale
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
15-006859

Real Estate Validation Information:

Grantor's name: JPMorgan Chase Bank, N.A.
Grantor's address: c/o Shapiro & Ingle, LLP
10130 Perimeter Pkwy, Ste 400
Charlotte, NC 28216
Grantee: AlaVest, LLC, 429 Lorna Square
Hoover, AL 36216
Property Address: 173 Creekstone Trail, Calera, AL
35040
Date of Sale: September 3, 2015
Purchase Price: \$77,500.00
Evidenced by: Foreclosure Bid
Evidence



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
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\$99.50 CHERRY
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James W. Fuhrmeister