


STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED


20160314000081550 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
03/14/2016 01:23:49 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on March 9, 2007, to-wit: Terry L. Dougherty and Patricia Ann Dougherty, executed a mortgage to Washington Mutual Bank, FA, its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on March 29, 2007, in Instrument No.20070329000141600, Probate Records of Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which said mortgage was subsequently assigned to U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to Lasalle Bank, National Association as Trustee for WAMU Mortgage Pass-Through Certificates Series 2007-HY5 Trust, by assignment recorded July 6, 2015, in Instrument No. 20150706000226610, Probate Records of Shelby County, Alabama; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee or its assigns shall have the authority to sell said property before the Courthouse door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and thereafter notice was published in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on December 23, 2015, December 30, 2015, and January 6, 2016, that the hereinafter described property would be sold at the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on January 26, 2016, and

WHEREAS, such sale was postponed by announcements at the courthouse door and by notices published in The Shelby County Reporter; the last postponement having been until March 8, 2016; and

WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to Lasalle Bank, National Association as Trustee for WAMU Mortgage Pass-Through Certificates Series 2007-HY5 Trust, became the purchaser of the hereinafter described property at and for the sum of \$255,510.00, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, Southern Title Services, Inc., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to Lasalle Bank, National Association as Trustee for WAMU Mortgage Pass-Through Certificates Series 2007-HY5 Trust;

NOW THEREFORE, IN consideration of the premises Terry L. Dougherty and Patricia Ann Dougherty, and U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to Lasalle Bank, National Association as Trustee for WAMU Mortgage Pass-Through Certificates Series 2007-HY5 Trust, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to Lasalle Bank, National Association as Trustee for WAMU Mortgage Pass-Through Certificates Series 2007-HY5 Trust, the following described real property situated in Shelby County, Alabama, at 6244 Cahaba Valley Rd, Birmingham, AL 35242, but in the event of a discrepancy, the legal description shall control to-wit:

A parcel of land situated in the Northeast Quarter of the Southeast quarter of Section 12, Township 19 South, Range 2 West, and in the Northwest Quarter of the Southwest Quarter of Section 7, Township 19, South Range 1 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast Corner of said NE 1/4 of the SE 1/4 of Section 12, Tp 19 S. R 2 W thence run West along the North line thereof for a distance of 498.97 feet to the NE corner of Lot 8, Block 1, Broken Bow subdivision, as recorded in Map Book 7 page 145 in the Probate Office of Shelby County; thence turn an angle to the left of 104 degrees 58 minutes 09 seconds and run in a Southeasterly direction along the Northeast boundary of said subdivision for a distance of 138.62 feet (measured 138.65 feet); thence turn an angle to the left of 28 degrees 19 minutes 29 seconds (measured 28 degrees 19 minutes 30 seconds) and run in a Southeasterly direction along the Northeast boundary of said subdivision for a distance of 188.45 feet (measured 188.38 feet); thence turn an angle to the left of 24 degrees 16 minutes 04 seconds (measured 24 degrees 14 minutes 14 seconds) and run in a Southeasterly direction for a distance of 183 feet (measured 182.84 feet) thence turn an angle to the right of 18 degrees 26 minutes 04 seconds (measured 18 degrees 25 minutes 30 seconds) and run in a Southeasterly direction for a distance of 309 feet (measured 308.93 feet); thence turn an angle to the right of 28 degrees 06 minutes 23 seconds and run in a Southeasterly direction for a distance of 140.68 feet; thence turn an angle to the left of 27 degrees 30 minutes 16 seconds and run in a Southeasterly direction for a distance of 31.04 feet to the Northwest right-of-way line of Cahaba Valley Road; thence turn an angle to the left of 90 degrees (measured 89 degrees 58 minutes) and run in a Northeasterly direction along said right-of-way line for 233.37 feet (measured 233.21 feet); thence turn an angle to the left of 90 degrees (measured 89 degrees 47 minutes 22 seconds) and run in a Northwesterly direction for a distance of 310.27 feet (measured 310.52 feet); to the beginning of a curve to the left having a central angle of 21 degrees 55 minutes 32 seconds and a radius of 130.67 feet; thence run a Northwesterly direction along the arc of said curve for a distance of 50.00 feet; thence turn an angle to the left from tangent of 68 degrees 31 minutes 44 seconds and run in a Southwesterly direction for a distance of 33.06 feet; thence turn an angle to the right of 88 degrees 57 minutes and run in a Northwesterly direction for a distance of 50.50 feet; thence turn an angle to the left of 40 degrees 17 minutes and run in a Westerly direction for a distance of 54.60 feet; thence turn an angle to the right of 131 degrees 51 minutes 48 seconds and run in a Northeasterly direction for a distance of 388.12 feet to the North boundary of the NW 1/4 of the SW 1/4 of said Section 7, Tp 19 S, R 1 W; thence turn an angle to the left of 134 degrees 47 minutes 56 seconds and run in a Westerly direction along the North boundary of said 1/4-1/4 section for a distances of 166.31 feet (measured 166.42) to the point of beginning. Containing 4.99 acres, more or less.

Subject to any and all easement restrictions, covenants shown on record.

Together with an undivided one-half interest in that certain easement recorded in Real 348, page 869 and more particularly described as follows:

Description of a 20 foot wide easement for ingress and egress situated in the northeast quarter of the southeast quarter of Section 12, Township 18 South, Range 2 West, Shelby County, Alabama, which lies 10 feet to either side of a centerline which is more particularly described as follows:

From the easternmost corner of Lot 4, Block 1, Broken Bow, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Map Book 7, Page 245, run thence along the southeast line of Lots 5 and 6 of said Block 1 in a Northeasterly direction for a distance of 249.01 feet; thence turn an angle to the right of 118 degrees 45 minutes and run in a southeasterly direction of 183.0 feet; thence turn an angle to the right of 48 degrees 54 minutes 35 seconds and run in a southeasterly direction for a distance of 107.21 feet to the point of beginning of the centerline herein described; thence turn an angle of 59 degrees 31 minutes 32 seconds to the right and run southeast for a distance of 187.99 feet; thence turn an angle of 28 degrees 06 minutes 23 seconds to the right and run southwest for a distance of 140.62 feet; thence turn an angle of 27 degrees 30 minutes 16 seconds to the left and run south for a distance 33.49 feet more or less, to the northwest right of way line of Alabama Highway #119.

TO HAVE AND TO HOLD unto U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to Lasalle Bank, National Association as Trustee for WAMU Mortgage Pass-Through Certificates Series 2007-HY5 Trust its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to Lasalle Bank, National Association as Trustee for WAMU Mortgage Pass-Through Certificates Series 2007-HY5 Trust, under and by virtue of the power and authority contained in the aforesaid mortgage. 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, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said Terry L. Dougherty and Patricia Ann Dougherty. and U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to Lasalle Bank, National Association as Trustee for WAMU Mortgage Pass-Through Certificates Series 2007-HY5 Trust, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

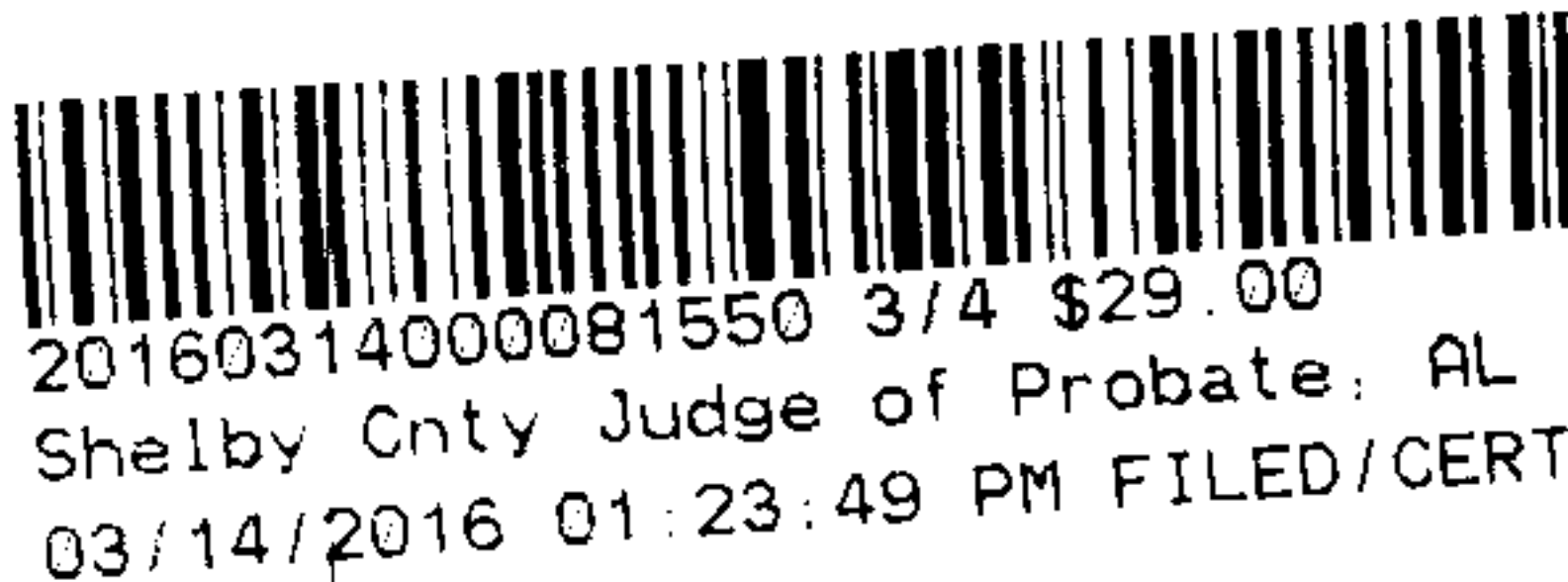
Terry L. Dougherty and Patricia Ann Dougherty and
U.S. Bank National Association, as Trustee, successor in
interest to Bank of America, National Association as
Trustee as successor by merger to Lasalle Bank,
National Association as Trustee for WAMU Mortgage
Pass-Through Certificates Series 2007-HY5 Trust

BY: Southern Title Services, Inc.
ITS: Auctioneer and Attorney-in-Fact

BY: Brandi T. Martin
Brandi T. Martin

STATE OF ALABAMA

COUNTY OF Madison

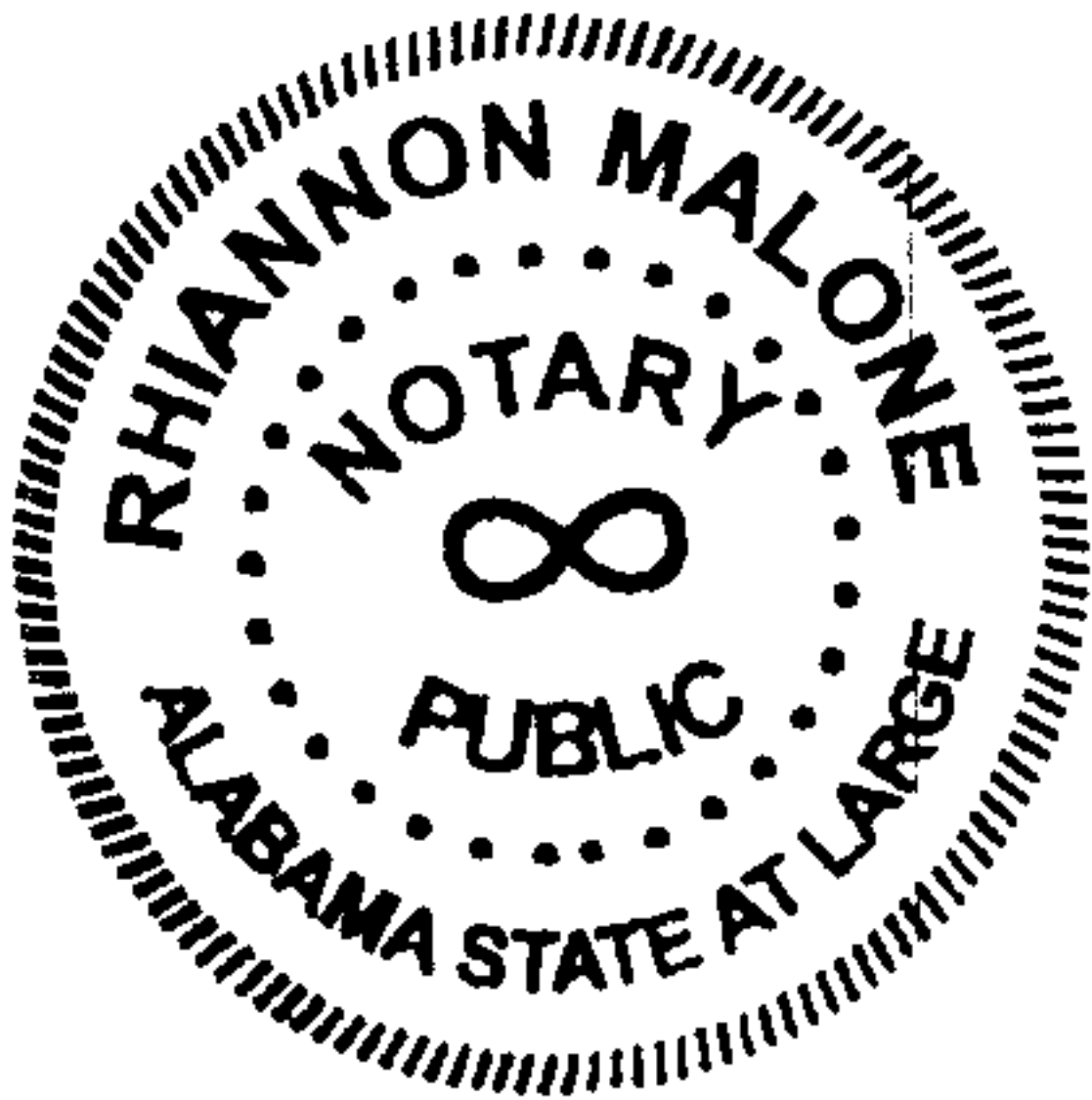


I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Brandi T. Martin, whose name as auctioneer of Southern Title Services, Inc., acting in its capacity as auctioneer and attorney-in-fact for Terry L. Dougherty and Patricia Ann Dougherty and U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to Lasalle Bank, National Association as Trustee for WAMU Mortgage Pass-Through Certificates Series 2007-HY5 Trust, 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/she, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

March IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 9th day of March, 2016.

Rhiannon Malone
Notary Public
My Commission Expires: 11-26-17

THIS INSTRUMENT PREPARED BY:
ROBERT J. WERMUTH/mgw
Stephens Millirons, P.C.
P.O. Box 307
Huntsville, Alabama 35804



Grantees Address:
3415 Vision Drive
Columbus, OH 43219

Grantors Address:
6244 Cahaba Valley Rd
Birmingham, AL 35242

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Terry and Patricia Dougherty
Mailing Address 2125 Morris Avenue
Mobile, AL 35203

Grantee's Name JP Morgan Chase Bank, N. A.
Mailing Address 3415 Vision Dr.
Columbus OH 43219

Property Address 6244 Cahaba Valley Rd
Birmingham, AL 35242

Date of Sale 03/08/2016

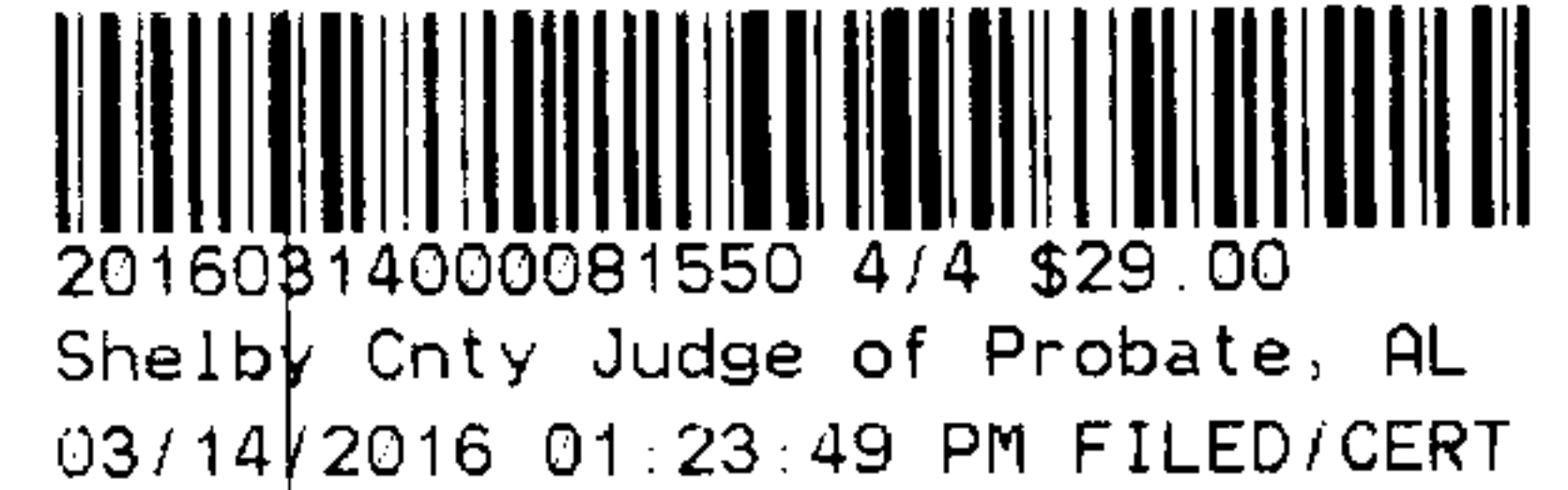
Total Purchase Price \$

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
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☒ Other Bid @ Sale:\$255,510.00

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 3-9-16

Print Rebekah Beal attorney

Unattested

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

(verified by)

Print Form

Form RT-1