

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

) Kenneth G. Williamson, a single man  
)

KNOW ALL MEN BY THESE PRESENTS: That **Kenneth G. Williamson**, a single man did, on to-wit, the May 27, 2009, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Hometown Mortgage Services, Inc., which mortgage is recorded in **Instrument # 20090604000212240** on June 4, 2009, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred **JPMorgan Chase Bank, National Association** as reflected by document recorded in **Instrument # 20160203000034570** 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 March 23, 2016 and March 30, 2016 and April 6, 2016; and

WHEREAS, on the April 13, 2016, the day on which the foreclosure sale was due to be held under the terms of said notice, at 3:30 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 Omega Realty Holdings I, LLC, in the amount of Seventy-Four Thousand Five Hundred Fifty-One Dollars and No Cents (\$74,551.00), and said property was thereupon sold to the said Omega Realty Holdings I, 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-Four Thousand Five Hundred Fifty-One Dollars and No Cents (\$74,551.00), cash, the said Kenneth G. Williamson, a single man, acting by and through the said JPMorgan Chase Bank, National Association, by Matt 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 Matt Penhale, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Matt 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 Omega Realty Holdings I, LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

**LOT 216, ACCORDING TO THE MAP OF WATERFORD VILLAGE, SECTOR 3, PHASE 2, AS RECORDED IN MAP BOOK 33, PAGE 117, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

TO HAVE AND TO HOLD the above described property unto Omega Realty Holdings I, 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.

IN WITNESS WHEREOF, the said JPMorgan Chase Bank, National Association, has caused this instrument to be executed by Matt Penhale, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Matt Penhale, has executed this instrument in his capacity as such auctioneer on this the April 18, 2016.

Kenneth G. Williamson, a single man  
Mortgagors

JPMorgan Chase Bank, National Association  
Mortgagee or Transferee of Mortgagee

By Matt Penhale  
Matt 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 Matt 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.

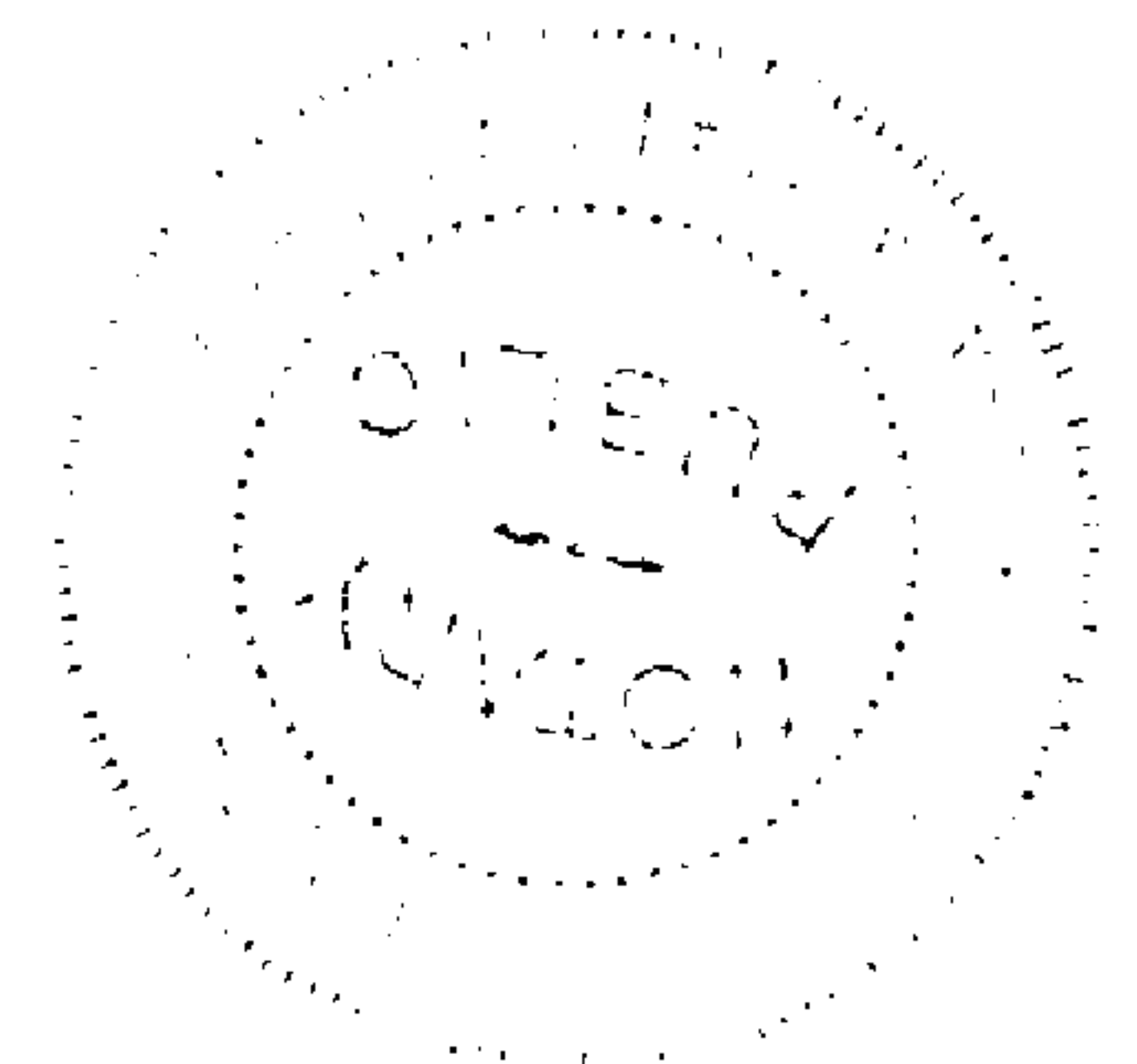
Given under my hand and official seal this April 18, 2016.

Gladys Hunter  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

GLADYS HUNTER  
My Commission Expires November 20, 2018

Instrument prepared by:  
Erin L. Roberts  
SHAPIRO AND INGLE, LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
16-009388



## Real Estate Sales Validation Form

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

Grantor's Name Omega Realty Holding I, LLC  
 Mailing Address 3545 Lorna Ridge Dr.  
Hoover, AL 35216

Grantee's Name JP Morgan Chase Bank  
 Mailing Address PO Box 24696  
Columbus, OH 43224

Property Address 2143 Village Ln  
Calera, AL 35010

Date of Sale 4-13-2016  
 Total Purchase Price \$ 74,551.00

or  
 Actual Value \$

or  
 Assessor's Market Value \$

20160419000128150 04/19/2016

11:57:04 AM FCDEEDS 3/3

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 Foreclosure Deed

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 4-19-2016Print Andrew Balch for Omega Realty Holdings I, LLC

Unattested

Sign Andrew Balch

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 04/19/2016 11:57:04 AM  
 \$98.00 CHERRY  
 20160419000128150