

SEND TAX NOTICE TO:
Spartan Invest, LLC
1110 23rd St S
Birmingham, AL 35205

20161006000369200
10/06/2016 03:57:56 PM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 1st day of March, 2013, Robert K. Honeycutt, Jr., and Christy Ray, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Hamilton Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20130304000087800, said mortgage having subsequently been transferred and assigned to JPMorgan Chase Bank, National Association, by instrument recorded in Instrument Number 20140428000124860, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

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, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of August 31, 2016, September 7, 2016, and September 14, 2016; and

WHEREAS, on September 28, 2016, 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 conducted, and JPMorgan Chase Bank,



National Association did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Spartan Invest, LLC was the highest bidder and best bidder in the amount of Thirty-Eight Thousand Five Hundred And 00/100 Dollars (\$38,500.00) on the indebtedness secured by said mortgage, the said JPMorgan Chase Bank, National Association, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby remise, release, quit claim and convey unto Spartan Invest, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Northwest Corner of the SW 1/4 of the SE 1/4 of Section 32, Township 21 South, Range 1 East; thence run Southerly along the West boundary of said 1/4-1/4 for 396.12 feet to a point; thence turn an angle of 91 degrees 31 minutes to the left and run Easterly along the North boundary of Lot 1, Alexander Acres (as recorded in Map Book 9, Page 173, in the Office of Probate, Shelby County, Columbiana, Alabama) for 592.67 feet to a point, being the Point of Beginning of the parcel herein described; thence continue along the last described course for 238.20 feet to a point; thence turn an angle of 90 degrees to the left and run 120.00 feet to a point; thence turn an angle of 90 degrees to the right and run 231.81 feet to the point of intersection with the West right of way line of County Highway 61; thence turn an angle of 66 degrees 42 minutes 47 seconds to the left and run along said right of way for 232.37 feet to the point of intersection with the South right of way line of County Highway 78; thence turn an angle of 113 degrees 02 minutes 25 seconds to the left and run along said south right of way line of County Highway 78 for 554.99 feet to a point; thence turn an angle of 89 degrees 04 minutes 44 seconds to the left and run 335.80 feet to the Point of Beginning. Said parcel is lying in the SW 1/4 of the SE 1/4, Section 32, Township 21 South, Range 1 East, Shelby County, Alabama. According to the survey of John Gary Ray, Reg. P.E. & L.S. #12295 dated, April 24, 1995.

Less and except property conveyed in deed recorded in Inst. No. 2006012500041750 and Inst. No. 20090408000129970, in Probate Office, Shelby County, Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.



TO HAVE AND TO HOLD the above described property unto Spartan Invest, LLC, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, JPMorgan Chase Bank, National Association, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 30 day of September, 2016.

JPMorgan Chase Bank, National Association

By: Red Mountain Title, LLC
Its: Auctioneer

By: 

STATE OF ALABAMA)

JEFFERSON COUNTY)

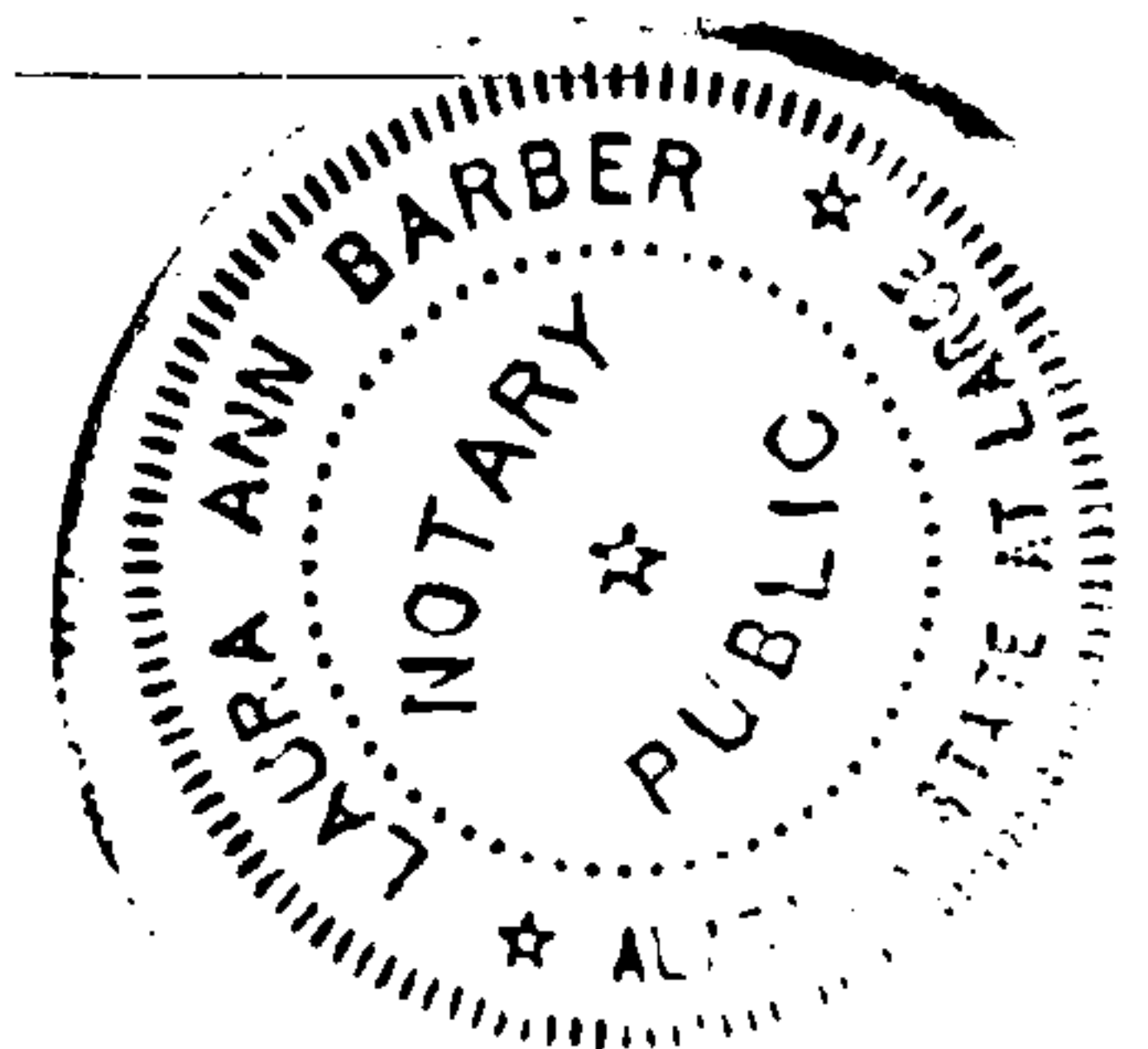
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stanley Fowler, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for JPMorgan Chase Bank, National Association, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 30 day of September, 2016.


Notary Public MY COMMISSION EXPIRES OCTOBER 27, 2019

My Commission Expires: _____

This instrument prepared by:
Rebecca Redmond
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name JP Morgan Chase Bank Grantee's Name Spartan Invest, LLC
 Mailing Address 2100 3rd Ave N. Mailing Address 1110 23rd St. S.
B'ham, AL 35203 B'ham, AL 35205

Property Address 2670 Maoney Rd. Date of Sale 9/28/2016
Columbiana, AL 35051 Total Purchase Price \$ 38,500.00
 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 Foreclosure Deal

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 10/6/16

Print Rebekah Penue

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

ested

Filed and Recorded
 Official Public Records

Judge James W. Fuhrmeister, Probate Judge,
 County Clerk

Shelby County, AL
 10/06/2016 03:57:56 PM

\$66.50 DEBBIE
 20161006000369200

Form RT-1

