

THIS INSTRUMENT WAS PREPARED BY:

David Sigler, Esq.
244 Inverness Center Dr
Ste 200
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, National Association., as
successor to JPMorgan Chase Bank N.A., as
Trustee for RAMP 2006RZ4
1661 Worthington Rd.
Suite 100
West Palm Beach, FL 33409

GRANTOR

Leon B Ferguson, III
2012 W Second St Apt 263
Loan Beach, MS 39560-5509

GRANTEE

The Bank of New York Mellon Trust Company,
National Association, FKA The Bank of New
York Trust Company, National Association., as
successor to JPMorgan Chase Bank N.A., as
Trustee for RAMP 2006RZ4
1661 Worthington Rd.
Suite 100
West Palm Beach, FL 33409

Property Address: 310 Mills Way, Pelham, AL 35124
Purchase Price: \$166,938.87***Mortgagee credit***
Sale Date: December 28, 2016

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FCDEEDS 1/4

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on July 31, 2006, Leon B Ferguson, III, a single man, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. as a nominee for Homecomings Financial Network, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20060907000442530; and subsequently transferred and assigned to The Bank of New York Mellon Trust Company, National Association, FKA The Bank of New York Trust Company, National Association., as successor to JPMorgan Chase Bank N.A., as Trustee for RAMP 2006RZ4, and said assignment being recorded in Instrument Number 20120628000227500; 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 Columbiana, Alabama, after giving notice of

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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, National Association., as successor to JPMorgan Chase Bank N.A., as Trustee for RAMP 2006RZ4 ("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 December 7, 2016, December 14, 2016, December 21, 2016; and

WHEREAS, on December 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 and properly conducted, and The Bank of New York Mellon Trust Company, National Association, FKA The Bank of New York Trust Company, National Association., as successor to JPMorgan Chase Bank N.A., as Trustee for RAMP 2006RZ4 did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Shelby County Courthouse door in the 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, National Association., as successor to JPMorgan Chase Bank N.A., as Trustee for RAMP 2006RZ4; 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

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New York Trust Company, National Association., as successor to JPMorgan Chase Bank N.A., as Trustee

for RAMP 2006RZ4, in the amount of \$166,938.87, which sum of money The Bank of New York Mellon Trust Company, National Association, FKA The Bank of New York Trust Company, National Association., as successor to JPMorgan Chase Bank N.A., as Trustee for RAMP 2006RZ4 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, National Association., as successor to JPMorgan Chase Bank N.A., as Trustee for RAMP 2006RZ4, by and through David Sigler, as attorney for said The Bank of New York Mellon Trust Company, National Association, FKA The Bank of New York Trust Company, National Association., as successor to JPMorgan Chase Bank N.A., as Trustee for RAMP 2006RZ4, 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, National Association., as successor to JPMorgan Chase Bank N.A., as Trustee for RAMP 2006RZ4, the following described property situated in Shelby County, Alabama, to-wit:

Described property located in Shelby County, Alabama, to-wit:

Lot 106, according to the recorded map of Builders Group Addition to the Glen at Stonehaven Phase One, as recorded in Map Book 27, Page 54, in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama.

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, National Association., as successor to JPMorgan Chase Bank N.A., as Trustee for RAMP 2006RZ4 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, National Association., as successor to JPMorgan Chase Bank N.A., as Trustee for RAMP 2006RZ4 has caused this instrument to be executed by and through David Sigler, as attorney for said Transferee, and said David Sigler, as attorney for said Transferee, has hereto set his hand and seal on this the 11th day of January, 2017.

The Bank of New York Mellon Trust Company, National Association, FKA The Bank of New York Trust Company, National Association., as successor to JPMorgan Chase Bank N.A., as Trustee for RAMP 2006RZ4

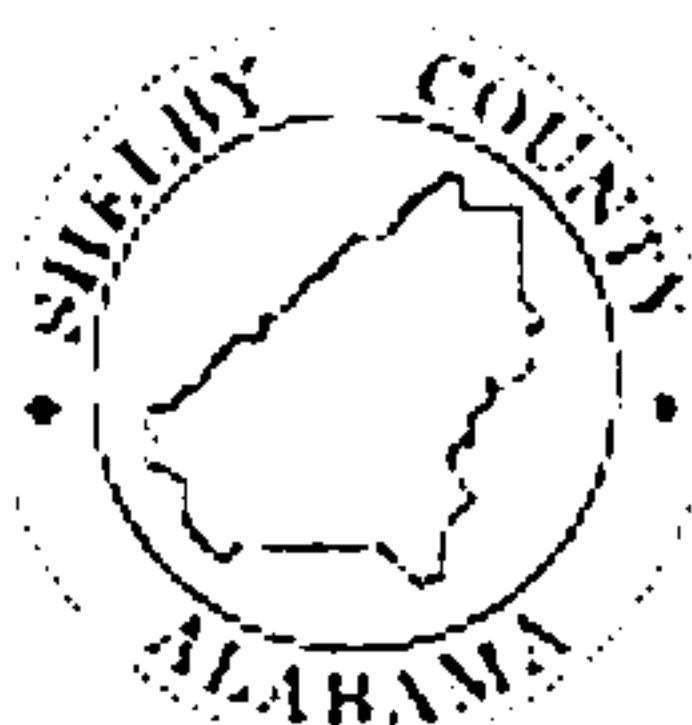
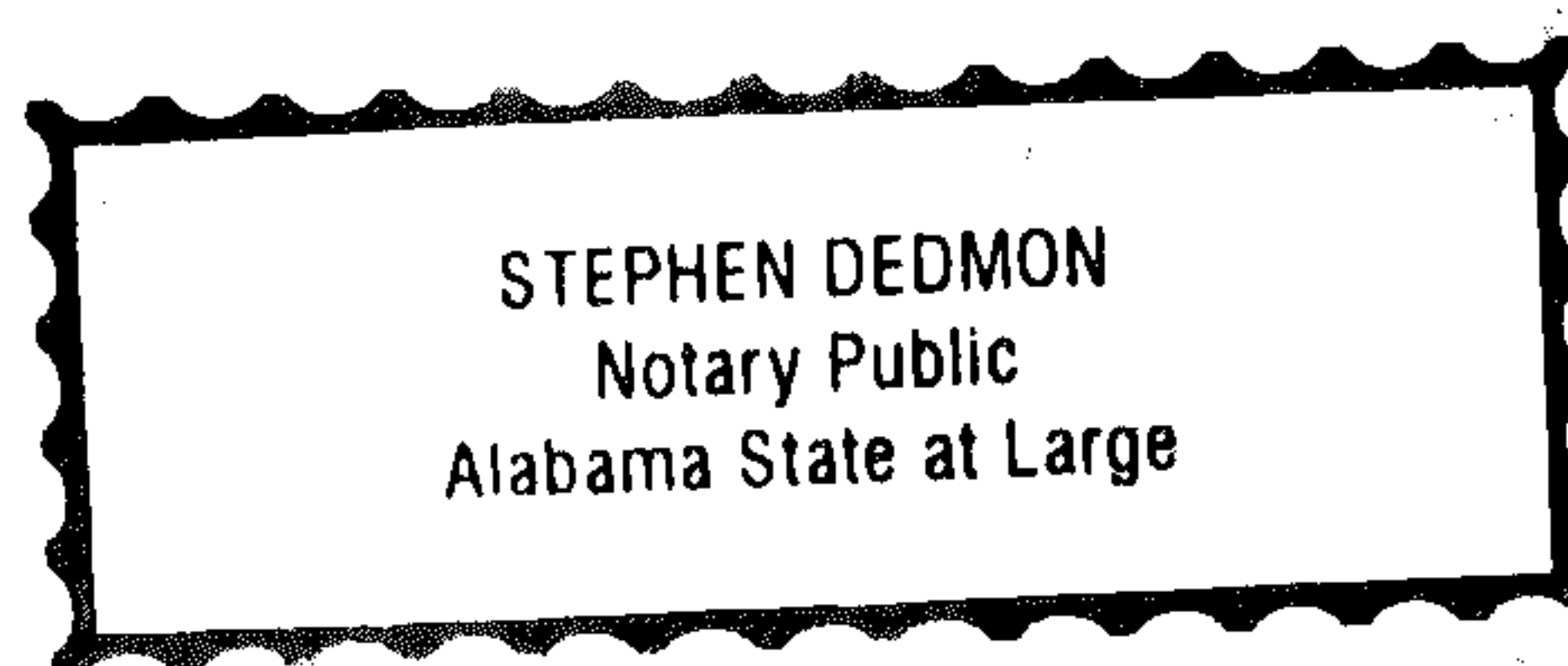
By: [Signature]
David Sigler, Attorney for Transferee

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 David Sigler, whose name as Attorney for The Bank of New York Mellon Trust Company, National Association, FKA The Bank of New York Trust Company, National Association., as successor to JPMorgan Chase Bank N.A., as Trustee for RAMP 2006RZ4, 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, National Association., as successor to JPMorgan Chase Bank N.A., as Trustee for RAMP 2006RZ4 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 January, 2017.

[Signature: Stephen Dedmon]
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
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\$25.00 CHERRY
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[Signature]