

MORTGAGE FORECLOSURE DEED

20170113000017790

01/13/2017 08:27:21 AM

STATE OF ALABAMA)
COUNTY OF SHELBY)

FCDEEDS 1/2

Corey Bryson, Unmarried and Brooke Parker, Unmarried

KNOW ALL MEN BY THESE PRESENTS: That Corey Bryson, Unmarried and Brooke Parker, Unmarried did, on to-wit, the September 19, 2011, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for TJC Mortgage, Inc, which mortgage is recorded in Instrument 20110921000278850 on September 21, 2011, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred JPMorgan Chase Bank, National Association.

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 October 26, 2016 and November 2, 2016 and November 9, 2016; and

WHEREAS, on the November 29, 2016, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:30 o'clock a.m/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 AlaVest, LLC, in the amount of Seventy-Five Thousand Nine Hundred Seventy-One Dollars and No Cents (\$75,971.00), 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-Five Thousand Nine Hundred Seventy-One Dollars and No Cents (\$75,971.00), cash, the said Corey Bryson, Unmarried and Brooke Parker, Unmarried, acting by and through the said JPMorgan Chase Bank, National Association, by Helen Ball, 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 Helen Ball, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Helen Ball, 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:

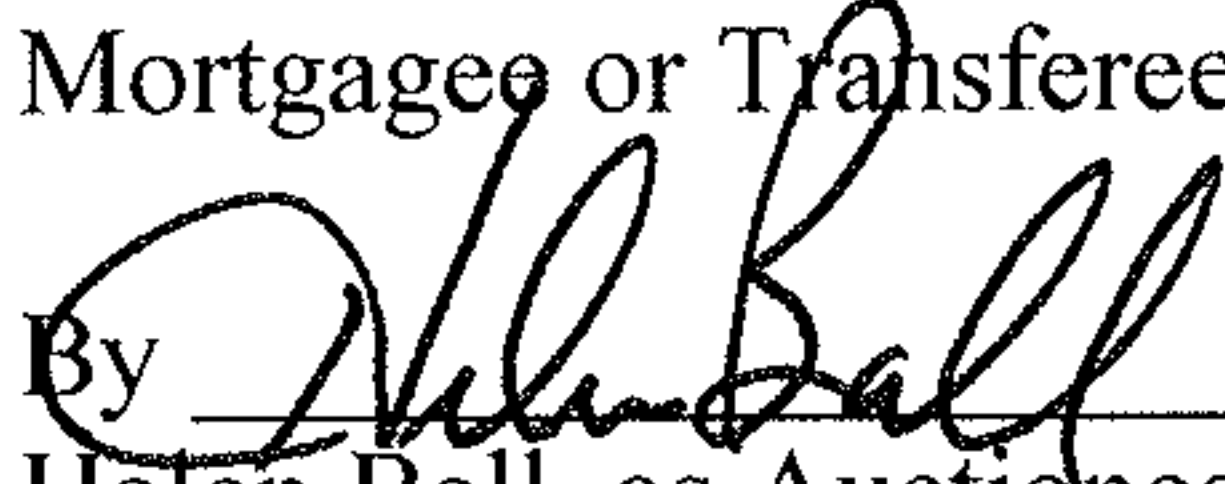
Lot 41, according to the Final Plat of Meriweather, Sector 3, as recorded in Map Book 26, page 103, in the Office of Shelby County, Alabama.

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, 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 Helen Ball, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Helen Ball, has executed this instrument in his capacity as such auctioneer on this the November 29, 2016.

Corey Bryson, Unmarried and Brooke Parker, Unmarried
Mortgagors


JPMorgan Chase Bank, National Association
Mortgagee or Transferee of Mortgagee

By 
Helen Ball, as Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF JEFFERSON

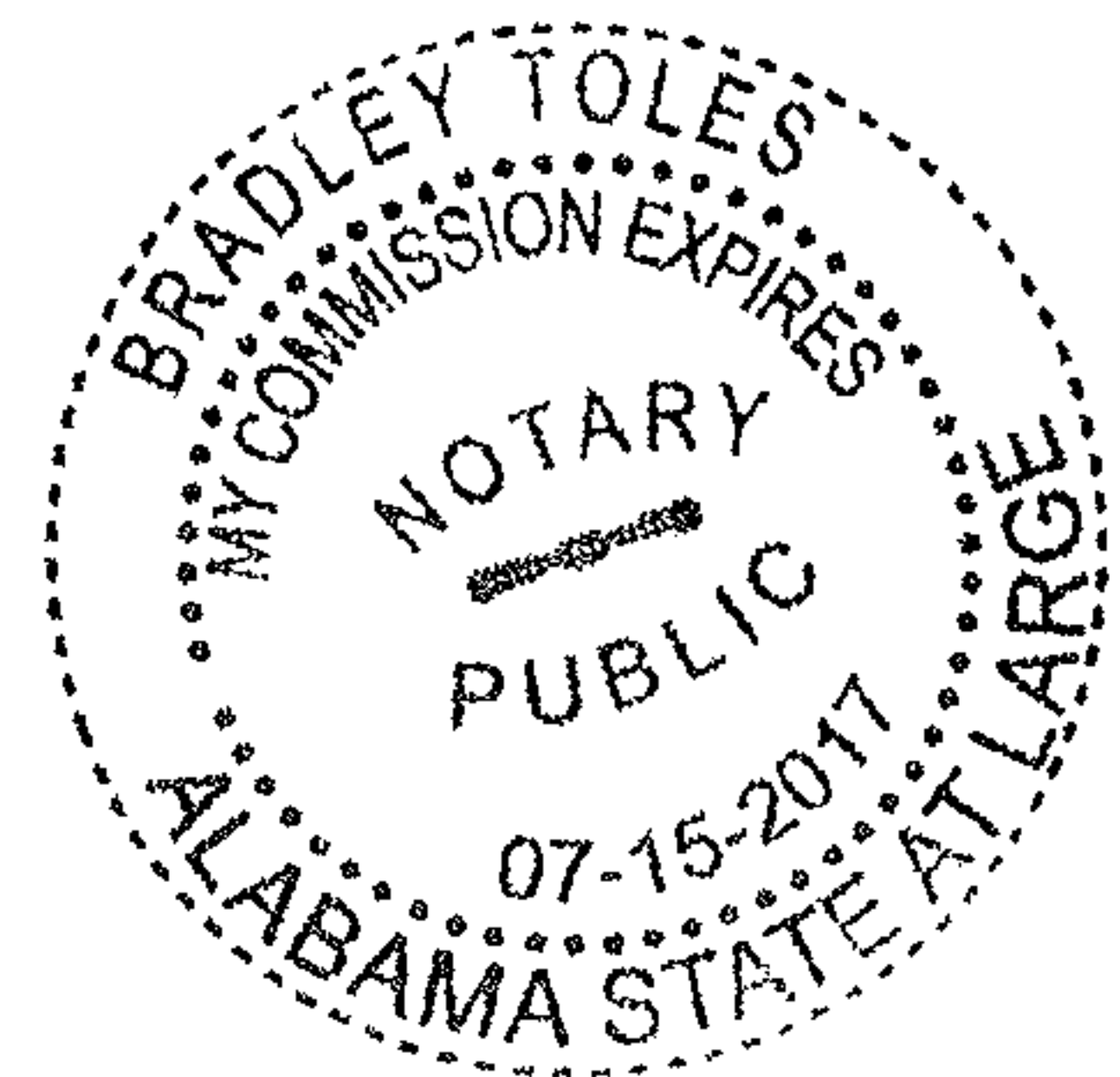
I, the undersigned, a Notary Public in and for said State and County, hereby certify that Helen Ball, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this 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 1st day December, 2016.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 07/15/17

Instrument prepared by:
Helen Ball
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
16-010449



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