

**MORTGAGE FORECLOSURE DEED**

20170526000183830

05/26/2017 08:11:23 AM

FCDEEDS 1/4

STATE OF ALABAMA  
COUNTY OF SHELBY

) Stephen Jones, a single man  
)

KNOW ALL MEN BY THESE PRESENTS: That Stephen Jones, a single man did to-wit, April 15, 2011, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Hometown Mortgage Services, Inc., which mortgage is recorded in Instrument # at 20110426000127100 on April 26, 2011, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to JPMorgan Chase Bank, National Association as reflected by instrument recorded in Instrument #, 20170213000051730 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 22, 2017; March 29, 2017; April 5, 2017; and

WHEREAS, on May 4, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:40 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 JPMorgan Chase Bank, National Association, in the amount of \$31,240.00, which sum the said JPMorgan Chase Bank, National Association offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said JPMorgan Chase Bank, National Association.

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; and

NOW, THEREFORE, in consideration of the premises and of \$ 31,240.00, cash, the said Stephen Jones, a single man, acting by and through the said JPMorgan Chase Bank, National Association, by Aaron Warner, 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 Aaron Warner, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Aaron Warner, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warranty contemplated by § 35-4-271 of the Code of Alabama (1975) unto JPMorgan Chase Bank, National Association, the following described real estate situated in SHELBY County, Alabama, to-wit:

**A parcel of land in the NE 1/4 of the SE 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:**

**Commence at a corner in place accepted an the Northeast corner of the NE 1/4 of the SE 1/4 of section 15, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 87 degrees 32 minutes 16 seconds West along the North boundary of said 1/4-1/4 section for a distance of 851.60 feet, more or less, to a point on the Easterly right of way line of U.S. Highway #231; thence proceed South 23 degrees 12 minutes 47 seconds West along the Easterly boundary of said highway for a distance of 263.36 feet, more or less, to the point of beginning, said point being the intersection of the Easterly boundary of said U.S.**

**Highway #231 and the Northerly boundary of a paved county road; from this beginning point, proceed North 23 degrees 12 minutes 47 seconds East along the Easterly right of way line of said U.S. Highway #231 for a distance of 92.0 feet; thence proceed South 87 degrees 32 minutes 16 seconds East for a distance of 105.0 feet; thence proceed South 23 degrees 12 minutes 47 seconds West for a distance of 165.0 feet to a point on the Northerly boundary of a paved road; thence proceed North 46 degrees 45 minutes 21 seconds West along the Northerly boundary of said of said road for a distance of 104.51 feet to its point of intersection with the Easterly right of way line of U.S. Highway #231 and the point of beginning: being situated in Shelby County, Alabama.**

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of SHELBY County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

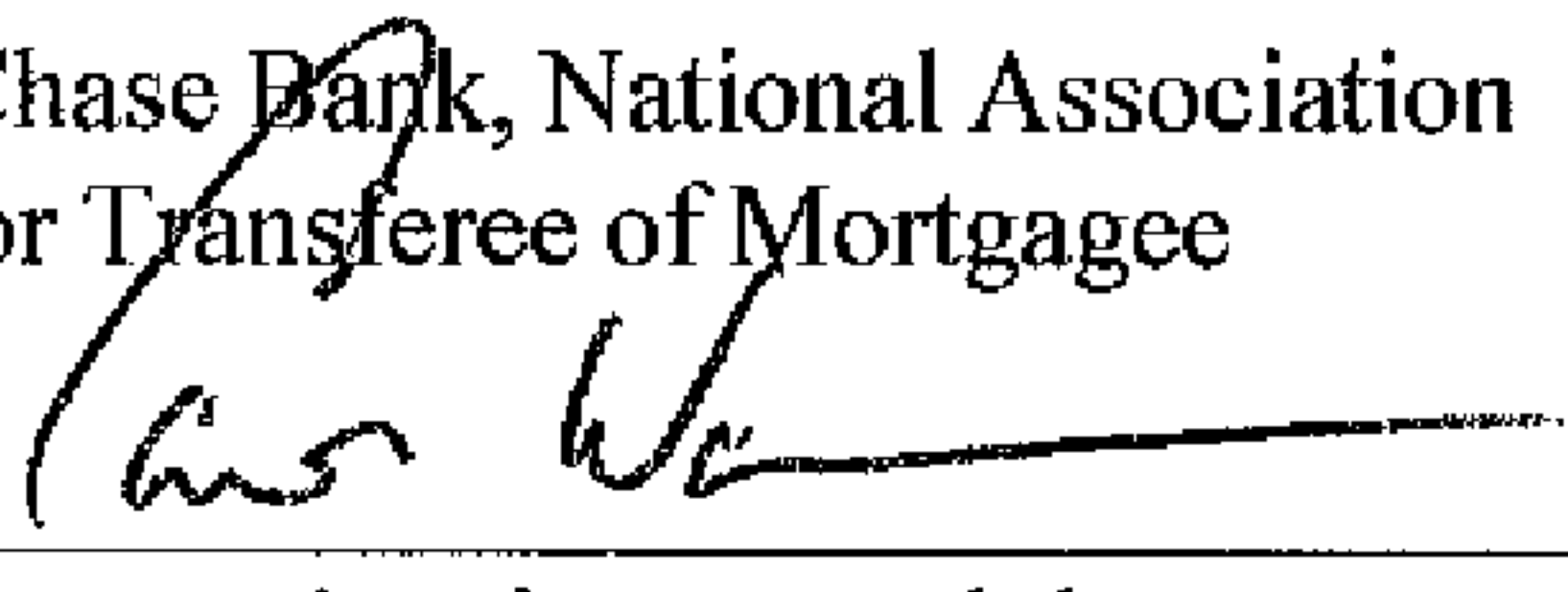
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TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said JPMorgan Chase Bank, National Association, has caused this instrument to be executed by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Aaron Warner, has executed this instrument in his capacity as such auctioneer on this May 4, 2017.

Stephen Jones, a single man  
Mortgagors

JPMorgan Chase Bank, National Association  
Mortgagee or Transferee of Mortgagee

By   
Aaron Warner, 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 Aaron Warner, 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 on May 4, 2017.



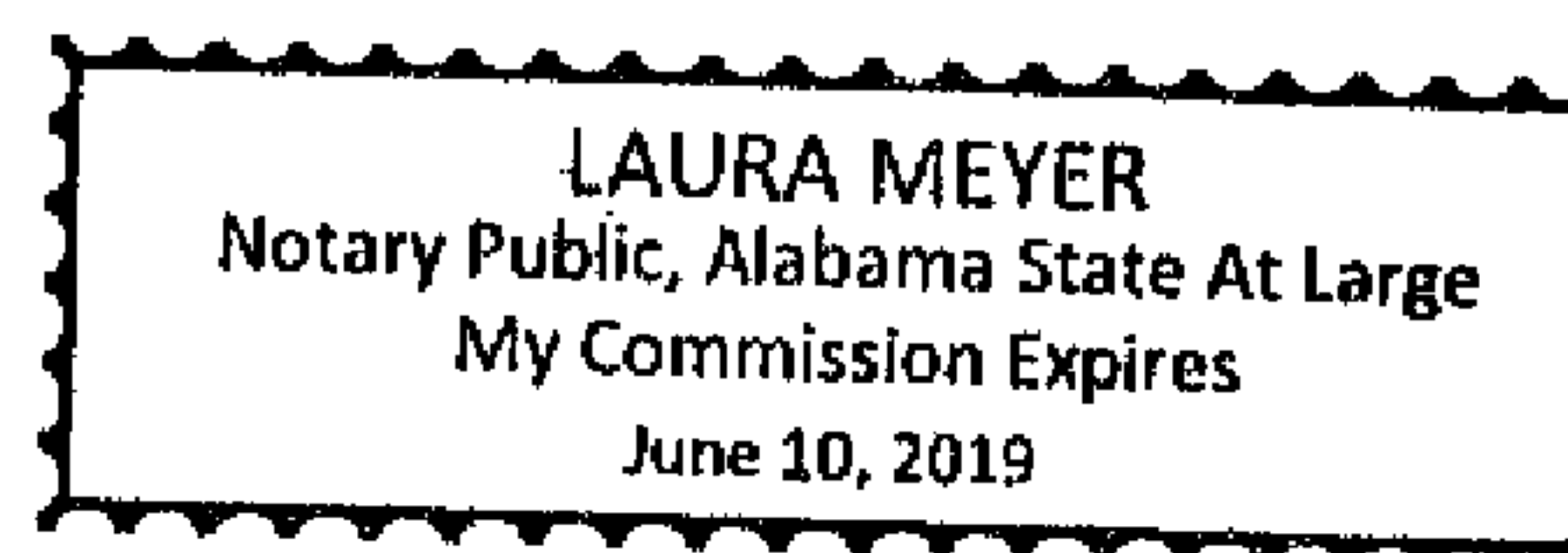
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-10-19

Instrument prepared by:  
SHAPIRO AND INGLE, LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
17-012570

Send Tax Notices to:  
JPMorgan Chase Bank, N.A.  
3415 Vision Drive  
Columbus, Ohio 43219

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# Real Estate Sales Validation Form

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

Grantor's Name Stephen Jones, a single man

Grantee's Name JPMorgan Chase Bank, National Association

Mailing Address 42160 Hwy 25  
Vincent, AL 35178

Mailing Address 3415 Vision Drive  
Columbus, Ohio 43219

Property Address 42160 Hwy 25  
Vincent, AL 35178

Date of Sale May 4, 2017

Total Purchase Price \$ 31,240.00

or

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or

Actual Value \$ \_\_\_\_\_

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 Notice of Sale

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 of 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 5-22-17

Print Aaron Warner

Sign Aaron Warner

Unattested \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/26/2017 08:11:23 AM  
\$25.00 CHERRY  
20170526000183830

*James W. Fuhrmeister*

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