

PREPARED BY:

Melody R. Jones, Esq.
MCCALLA RAYMER LEIBERT PIERCE, LLC
Two North Twentieth
2 20th Street North, Suite 1310
Birmingham, Alabama 35203

STATE OF ALABAMA
COUNTY OF SHELBY



20170602000195210 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/02/2017 01:43:48 PM FILED/CERT

Please Cross Reference to: Instrument No. 20041029000597590

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, October 27, 2004, **Domingo Diego, An Unmarried Man, Mortgagor**, did execute a certain mortgage to **Argent Mortgage Company, LLC**, which said mortgage is recorded in Instrument No. 20041029000597590, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **J.P. Morgan Mortgage Acquisition Corp.**, as transferee, said transfer is recorded in Instrument 20141126000372410, aforesaid records, and J.P. Morgan Mortgage Acquisition Corp., is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said J.P. Morgan Mortgage Acquisition Corp. did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 04/19/2017, 04/26/2017, 05/03/2017; and

WHEREAS, on May 11, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice at 3:15 o'clock pm, between the legal hours of sale, said foreclosure was duly and properly conducted and J.P. Morgan Mortgage Acquisition Corp. did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of Calera, 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 J.P. Morgan Mortgage Acquisition Corp. in the amount of **ONE HUNDRED NINE THOUSAND THREE HUNDRED EIGHT DOLLARS AND EIGHTEEN CENTS (\$109,308.18)** which sum the said J.P. Morgan Mortgage Acquisition Corp. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said J.P. Morgan Mortgage Acquisition Corp.; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of ONE HUNDRED NINE THOUSAND THREE HUNDRED EIGHT DOLLARS AND EIGHTEEN CENTS (\$109,308.18), cash, on the indebtedness secured by said mortgage, the said Domingo Diego, An Unmarried Man, acting by and through the said J.P. Morgan Mortgage Acquisition Corp. as transferee, by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto J.P. Morgan Mortgage Acquisition Corp., and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 122B, according to a Resurvey of Lot 122 of the Resurvey of Daventry Sector 1, as recorded in

Map Book 28, Page 101, in the Probate Office of Shelby County, Alabama.

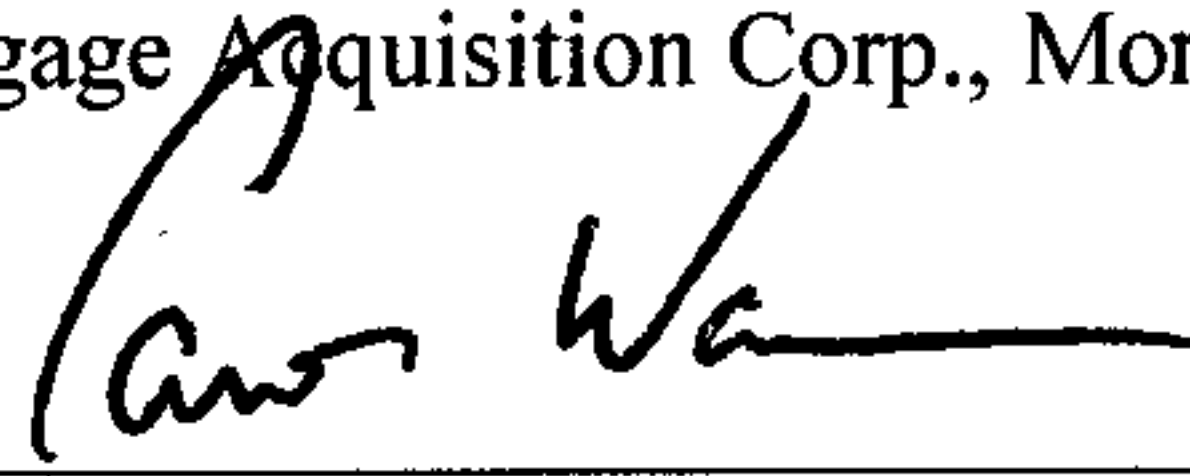
TO HAVE AND TO HOLD the above described property unto J.P. Morgan Mortgage Acquisition Corp., its successors and assigns forever subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Domingo Diego, An Unmarried Man, Mortgagor(s) by the said J.P. Morgan Mortgage Acquisition Corp. have caused this instrument to be executed by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgage, and in witness whereof said Aaron Warner, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 23 day of May, 2017.

Domingo Diego, Mortgagor(s)

J.P. Morgan Mortgage Acquisition Corp., Mortgagee or Transferee of Mortgagee

By:
(sign)



(print)

Aaron Warner

Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Aaron Warner, whose name as Auctioneer and the person conducting said sale for 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 the same date.

Given under my hand and official seal this 23rd day of May, 2017.



NOTARY PUBLIC

My Commission Expires:

Grantee Name / Send tax notice to:

ATTN:

RUSHMORE LOAN MANAGEMENT SERVICES, LLC

15480 Laguna Canyon Road

Suite 100

Irvine, CA 92618



File No.: 916917

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

Grantor's Name Domingo Diego	Grantee's Name J.P. Morgan Mortgage Acquisition Corp.
Mailing Address 15480 Laguna Canyon Road Suite 100 Irvine, CA 92618	Mailing Address 15480 Laguna Canyon Road Suite 100 Irvine, CA 92618

Property Address 165 Daventry Drive Calera, AL 35040	Date of Sale May 11, 2017
	Total Purchase price \$109,308.18



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or Actual Value	
or Assessed 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	Appraisal
Sales Contract	☒ Other FC Sale
Closing Statement	

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 5-15-17

Print Cory Clark

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1