

SEND TAX NOTICE TO:
Nationstar Mortgage, LLC
8950 Cypress Waters Boulevard
Coppell, TX 75019

STATE OF ALABAMA)
SHELBY COUNTY)

20170607000200610
06/07/2017 01:39:02 PM
FCDEEDS 1/4

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of March, 2001, Steven L. Simpson and Deborah D. Simpson, husband and wife, executed that certain mortgage on real property hereinafter described to First Franklin Financial Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 2001-13298, said mortgage having subsequently been transferred and assigned to The Bank Of New York Mellon Fka The Bank Of New York As Successor Trustee To JPMorgan Chase Bank, N.A., As Successor To Bank One N.A., As Trustee For Amortizing Residential Collateral Trust Mortgage Pass-through Certificates, Series 2001-BC5, by instrument recorded in Instrument Number 20150519000165440, 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 The Bank of New York Mellon Fka The Bank of New York as successor trustee to JPMorgan Chase Bank, N.A., as successor to Bank One N.A., As trustee for Amortizing Residential Collateral Trust Mortgage Pass-Through Certificates, Series 2001-BC5 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 April 19, 2017, April 26, 2017, and May 3, 2017; and

WHEREAS, on May 24, 2017, 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 The Bank of New York Mellon Fka The Bank of New York as successor trustee to JPMorgan Chase Bank, N.A., as successor to Bank One N.A., As trustee for Amortizing Residential Collateral Trust Mortgage Pass-Through Certificates, Series 2001-BC5 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, The Bank of New York Mellon Fka The Bank of New York as successor trustee to JPMorgan Chase Bank, N.A., as successor to Bank One N.A., As trustee for Amortizing Residential Collateral Trust Mortgage Pass-Through Certificates, Series 2001-BC5 was the highest bidder and best bidder in the amount of One Hundred Thirty-Five Thousand Three Hundred Fifty-Three And 01/100 Dollars (\$135,353.01) on the indebtedness secured by said mortgage, the said The Bank of New York Mellon Fka The Bank of New York as successor trustee to JPMorgan Chase Bank, N.A., as successor to Bank One N.A., As trustee for Amortizing Residential Collateral Trust Mortgage Pass-Through Certificates, Series 2001-BC5, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto The Bank of New York Mellon Fka The Bank of New York as successor trustee to JPMorgan Chase Bank, N.A., as successor to Bank One N.A., As trustee for Amortizing Residential Collateral Trust Mortgage Pass-Through Certificates, Series 2001-BC5 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 18, Block 5, according to the survey of Bermuda Hills, Second Sector, Second Addition; as recorded in Map Book 9, Page 29 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto The Bank of New York Mellon Fka The Bank of New York as successor trustee to JPMorgan Chase Bank, N.A., as successor to Bank One N.A., As trustee for Amortizing Residential Collateral Trust Mortgage Pass-Through Certificates, Series 2001-BC5 its successors/heirs and assigns, 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, The Bank of New York Mellon Fka The Bank of New York as successor trustee to JPMorgan Chase Bank, N.A., as successor to Bank One N.A., As trustee for Amortizing Residential Collateral Trust Mortgage Pass-Through Certificates, Series 2001-BC5, 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 5 day of June, 2017.

The Bank of New York Mellon Fka The Bank of New York as successor trustee to JPMorgan Chase Bank, N.A., as successor to Bank One N.A., As trustee for Amortizing Residential Collateral Trust Mortgage Pass-Through Certificates, Series 2001-BC5

By: Red Mountain Title, LLC
Its: Auctioneer

By: 

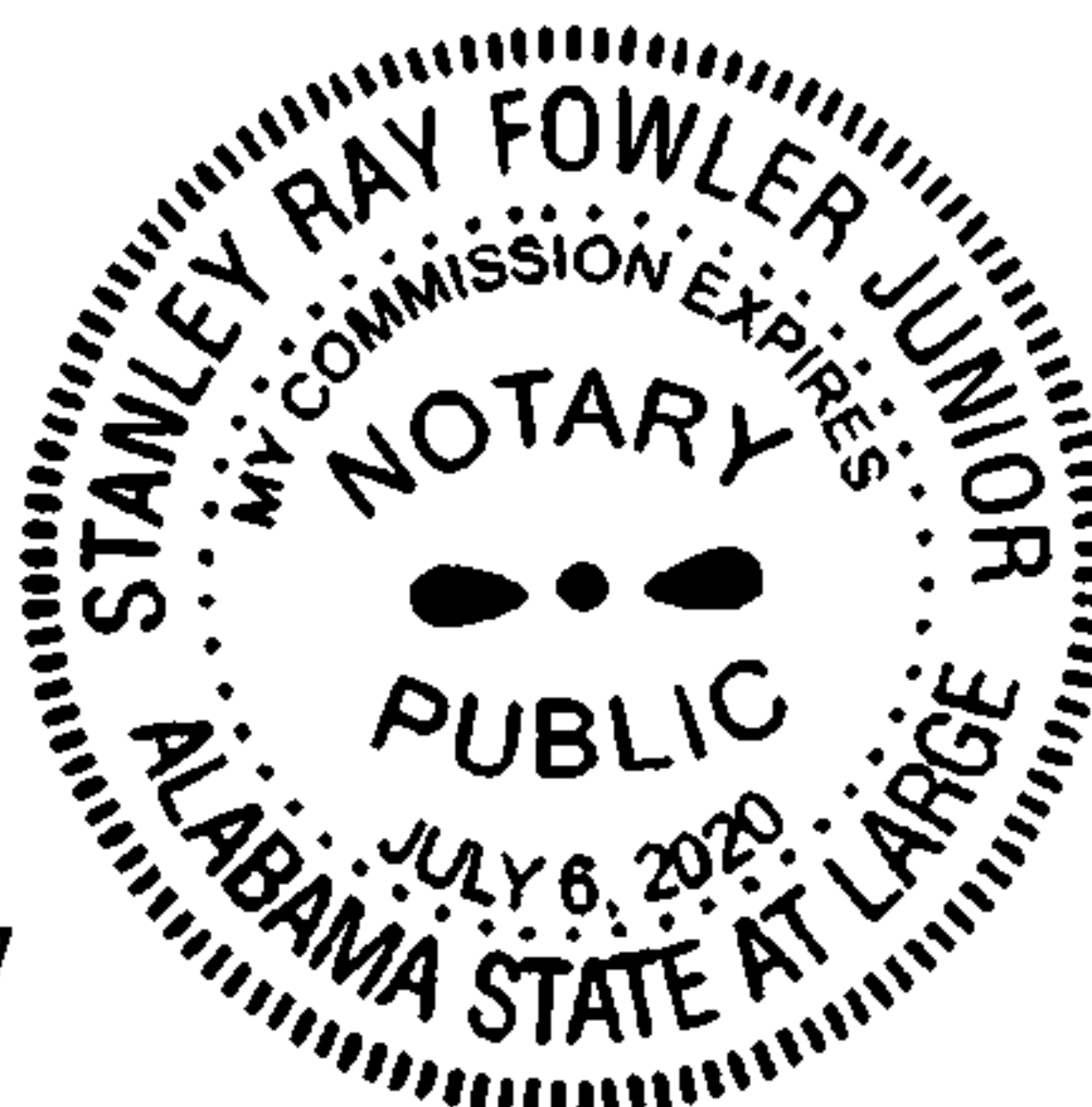
STATE OF ALABAMA)

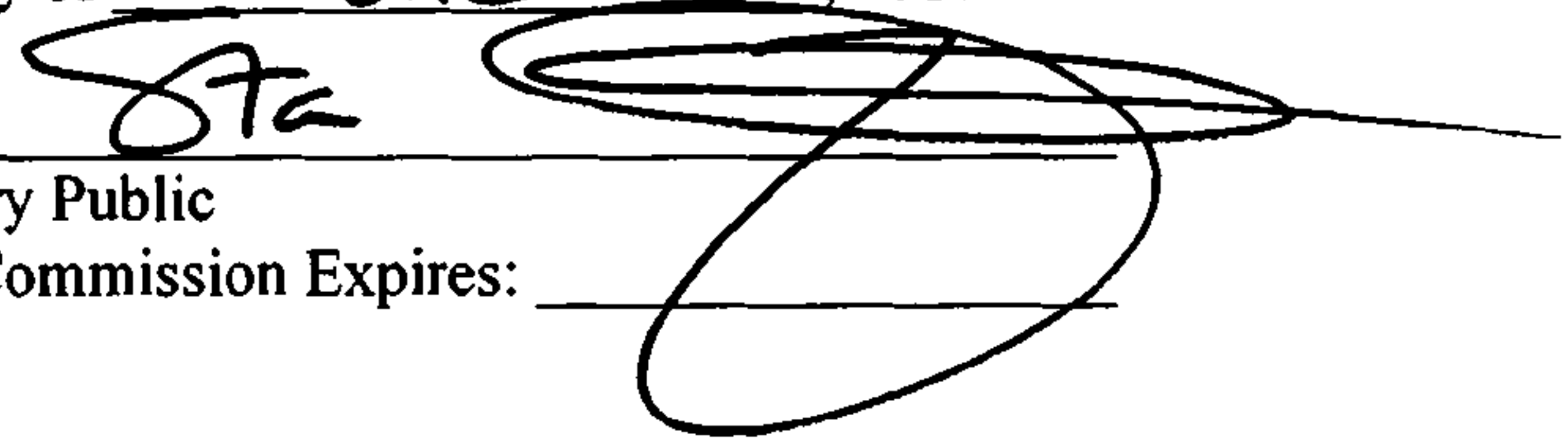
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for The Bank of New York Mellon Fka The Bank of New York as successor trustee to JPMorgan Chase Bank, N.A., as successor to Bank One N.A., As trustee for Amortizing Residential Collateral Trust Mortgage Pass-Through Certificates, Series 2001-BC5, 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 5 day of June, 2017.

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



Notary Public
My Commission Expires: 



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

Grantor's Name The Bank of New York Mellon
Fka The Bank of New York as
successor trustee to JPMorgan
Chase Bank, N.A., as successor
to Bank One N.A., As trustee for
Amortizing Residential Collateral
Trust Mortgage Pass-Through
Certificates, Series 2001-BC5
c/o Nationstar Mortgage, LLC

Grantee's Name The Bank of New York Mellon Fka
The Bank of New York as
successor trustee to JPMorgan
Chase Bank, N.A., as successor
to Bank One N.A., As trustee for
Amortizing Residential Collateral
Trust Mortgage Pass-Through
Certificates, Series 2001-BC5
c/o Nationstar Mortgage, LLC

Mailing Address 8950 Cypress Waters
Boulevard
Coppell, TX 75019

Mailing Address 8950 Cypress Waters
Boulevard
Coppell, TX 75019

Property Address 105 Winterhaven Drive
Alabaster, AL 35007

Date of Sale 05/24/2017

Total Purchase Price \$135,353.01

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 Bid Price

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 5/24/2017

Print Emily Coyne

Sign Emily Coyne

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/07/2017 01:39:02 PM
 \$25.00 CHERRY
 20170607000200610

James W. Fuhrmeister