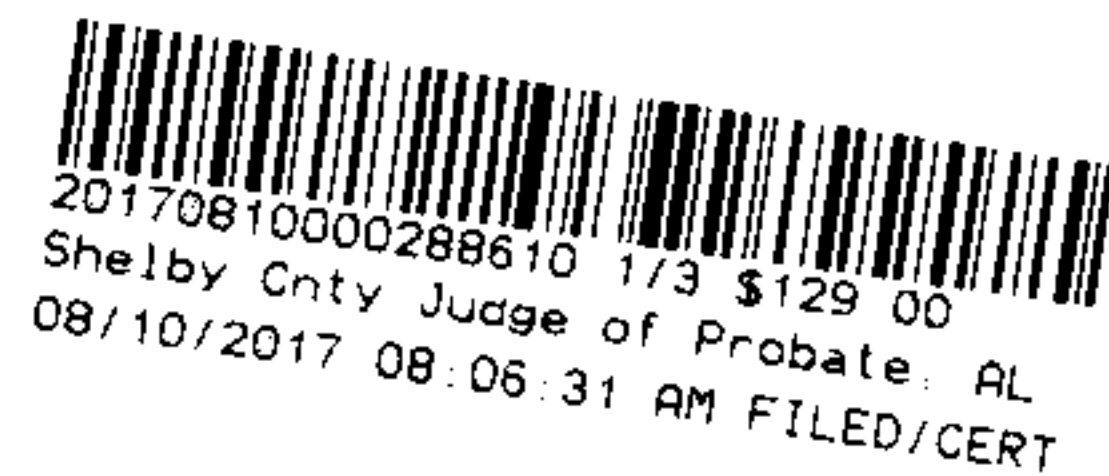


STATE OF ALABAMA)

COUNTY OF SHELBY)



FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on August 19, 2005, to-wit: Mahmoud Qassab and Rula Qassab, husband and wife, executed a mortgage to Argent Mortgage Company, LLC, its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on August 23, 2005, in Instrument No. 20050823000434730, Probate Records of Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which said mortgage was subsequently assigned to JPMC Specialty Mortgage LLC, by assignment recorded May 1, 2017 in Instrument No. 20170501000149920, Probate Records of Shelby County, Alabama; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee or its assigns shall have the authority to sell said property before the Courthouse door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and thereafter notice was published in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on May 17, 2017, May 24, 2017, and May 31, 2017, that the hereinafter described property would be sold at the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on July 11, 2017, and

WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale **Scenic View Townhomes, LLC**, became the purchaser of the hereinafter described property at and for the sum of \$105,000.00, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, Auction.com, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by JPMC Specialty Mortgage LLC;

NOW THEREFORE, IN consideration of the premises Mahmoud Qassab and Rula Qassab, husband and wife, and JPMC Specialty Mortgage LLC, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said **Scenic View Townhomes, LLC**, the following described real property situated in Shelby County, Alabama, at 921 Ryecroft Road, Pelham, AL 35124, but in the event of a discrepancy, the legal description shall control to-wit:

Lot 8, Block 2, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, Alabama. Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD unto **Scenic View Townhomes, LLC**, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said **Scenic View Townhomes, LLC**, under and by virtue of the power and authority contained in the aforesaid mortgage. 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, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said Mahmoud Qassab and Rula Qassab, husband and wife, and JPMC Specialty Mortgage LLC, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

Mahmoud Qassab and Rula Qassab, husband and wife,
and JPMC Specialty Mortgage LLC

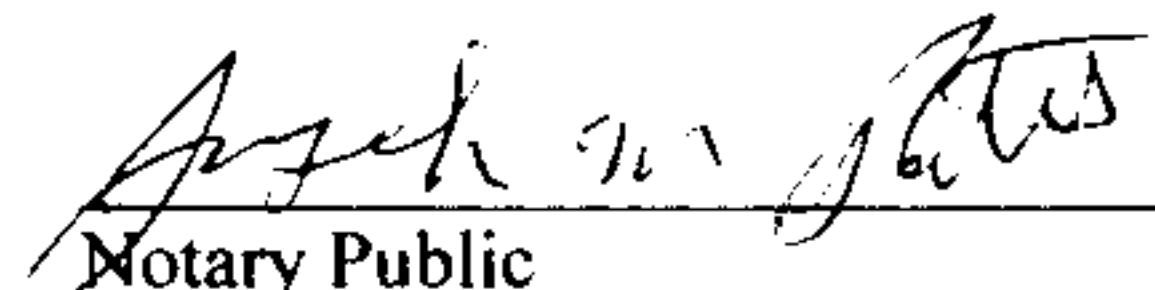
BY: 
ITS: Auctioneer and Attorney-in-Fact Janice Zornes

STATE OF ALABAMA

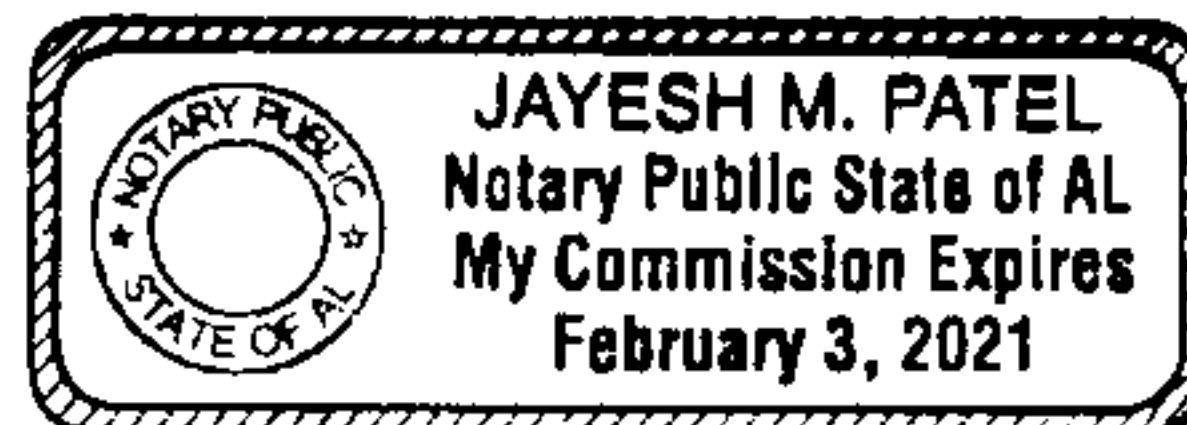
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Janice Zornes, whose name as auctioneer of Auction.com, acting in its capacity as auctioneer and attorney-in-fact for Mahmoud Qassab and Rula Qassab, husband and wife, and JPMC Specialty Mortgage LLC, 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/she, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 20th day of July, 2017.



Notary Public
My Commission Expires: Feb 3, 2021

THIS INSTRUMENT PREPARED BY:
ROBERT J. WERMUTH/mgw
Stephens Millirons, P.C.
P.O. Box 307
Huntsville, Alabama 35804



Grantees Address:
120 Bishop Circle
Pelham, AL 35124

Grantors Address:
921 Ryecroft Road
Pelham, AL 35124


20170810000288610 2/3 \$129.00
Shelby Cnty Judge of Probate. AL
08/10/2017 08:06:31 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantors' Name: Mahmoud Qassab et al
Mailing Address: 921 Ryecroft Road
Pelham, AL 35124
Grantee's Name: Scenic View Townhomes, LLC
Mailing Address: 120 Bishop Circle
Pelham, AL 35124
Property Address: 921 Ryecroft Road
Pelham, AL 35124
Date of Transfer: July 20, 2017
Total Purchase Price: \$105,00.00

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	x	Other
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.

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: July 20, 2017

Law Offices of F. Wayne Keith PC

Sign

F. Wayne Keith - Attorney for grantee

x



20170810000288610 3/3 \$129.00
Shelby Cnty Judge of Probate: AL
08/10/2017 08 06:31 AM FILED/CERT