

STATE OF ALABAMA)
COUNTY OF SHELBY)

20180209000043340 1/3 \$86.00
Shelby Cnty Judge of Probate, AL
02/09/2018 11:59:30 AM FILED/CERT

FORECLOSURE DEED

KNOWN ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore on, to-wit, November 24, 2010, Howard R. Dorman, an Unmarried Man, as Mortgagor, executed a Real Estate Mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as Nominee for Synovus Mortgage Corp. which is recorded as Instrument Number 20101129000399330, in the Office of the Judge of Probate, Shelby County, Alabama on November 29, 2010, and assigned to JPMorgan Chase Bank, National Association and recorded on May 20, 2013, as Instrument Number 201305020000206580; then assigned to Carrington Mortgage Services, LLC and recorded on February 28, 2017 as Instrument Number 20170228000068000 and last assigned to J.P. Morgan Mortgage Acquisition Corp. and recorded on December 5, 2017, as Instrument Number 20171205000435010 and,

WHEREAS, in and by said Real Estate Mortgage, the said Mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door of said County, 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 consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said Real Estate Mortgage provided that in case of sale under the power and authority contained in same, the said Mortgagee, or any person conducting said sale for the Mortgagee, was authorized to execute title to the purchaser at said sale; and it was further provided in and by said Real Estate Mortgage that the said Mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and,

WHEREAS, default was made in the payment of the indebtedness secured by said Real Estate Mortgage, and the said Mortgagee did declare all of the indebtedness secured by said Real Estate Mortgage due and payable and said Real Estate Mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said Real Estate Mortgage in the Shelby County Reporter, a newspaper published in Shelby County, in its issues of December 20, 2017, December 27, 2017, and January 3, 2018; and,

WHEREAS, on January 9, 2018, 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 and properly conducted, and the said Mortgagee did offer for sale and sell at public outcry in front of the door of the Courthouse of Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, Grace Evanko, was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Mortgagee; and,

WHEREAS, the highest and best bid for the property described in the aforementioned Real Estate Mortgage was the bid of Rental Resource Group, LLC, in the amount of \$58,000.00, which sum of money the said Mortgagee offered to credit on the indebtedness secured by said Real Estate Mortgage and said property was thereupon sold to the said Rental Resource Group, LLC;

NOW THEREFORE, in consideration of the premises and of a credit in the amount of \$58,000.00 on the indebtedness secured by said Real Estate Mortgage, the said Mortgagee by and through Grace Evanko, as Auctioneer conducting said sale and as Attorney-in-Fact for said Mortgagee, and the said Grace

Shelby County, AL 02/09/2018
State of Alabama
Deed Tax: \$58.00


Evanko, as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Rental Resource Group, LLC, the following described real property situated in Calera, Alabama, to-wit:


Lot 1, according to the amended map of Calera Commons Townhomes, as recorded in Map Book 38, Page 62, in the Probate Office of Shelby County Alabama.

Commonly known as: 101 Danbury Lane Calera, AL 35040

TO HAVE AND TO HOLD the above described property unto Rental Resource Group, LLC, 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.

IN WITNESS WHEREOF, the said Mortgagee has caused this instrument to be executed by and through Grace Evanko, as Auctioneer conducting this said sale and as Attorney-in-Fact, and Grace Evanko, as Auctioneer conducting said sale, has hereto set his hand and seal on this, the 25th day of January, 2018.



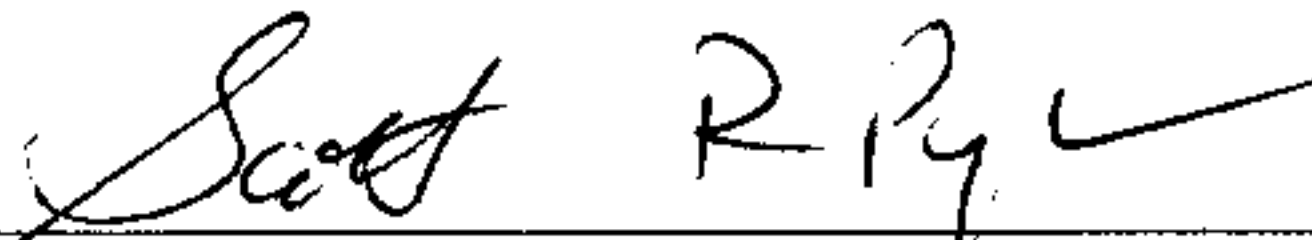
Grace Evanko, Auctioneer and Attorney-in-Fact


Grace Evanko, Auctioneer Conducting said Sale

STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned, a Notary Public in and for said County and State, hereby certify that Grace Evanko, whose name as Auctioneer and Attorney-in-Fact for J.P. Morgan Mortgage Acquisition Corp. 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 said Auctioneer and Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

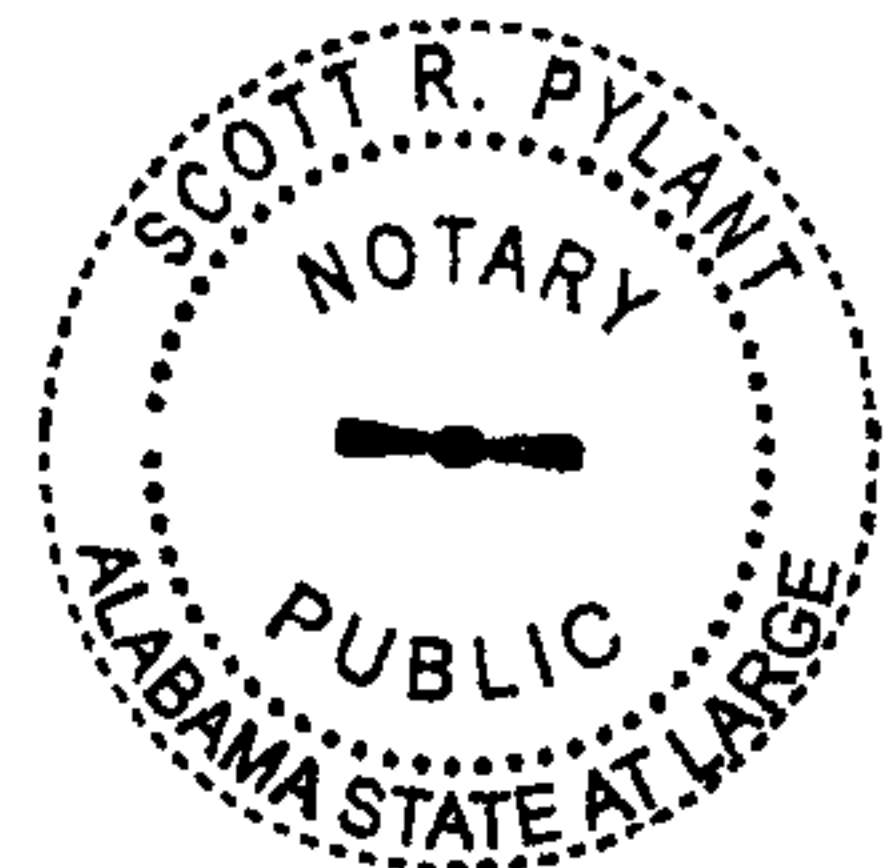
Given under my hand and official seal on this, the 25 day of January, 2018.



Notary Public, State of Alabama at Large
My Commission Expires 4/4/2021
04/04/2021

This instrument was prepared by: Kent McPhail/Dumas & McPhail, LLC, 126 Government St., Mobile, AL 36602.
Send Tax Notice To: Rental Resource Group, LLC; P.O. Box 824 Helena, AL 35080


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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 Howard R. Dorman
Mailing Address 101 Danbury Lane
Calera, AL 35040

Grantee's Name Rental Resource Group, LLC
Mailing Address P.O. Box 824
Helena, AL 35080

Property Address 101 Danbury Lane
Calera, AL 35040

Date of Sale 01/09/2018

Total Purchase Price \$ 58,000.00

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 bid amount at foreclosure 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 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 25 Jan - 2018

Print Grace Evanko

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



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Verified by)

Print Form

Form RT-1