

**MORTGAGE FORECLOSURE DEED**

**20180214000049320**

**02/14/2018 02:27:18 PM**

**FCDEEDS 1/3**

STATE OF ALABAMA  
COUNTY OF SHELBY

) Toy A. Henderson, single man  
)

KNOW ALL MEN BY THESE PRESENTS: That Toy A. Henderson, single man did to-wit, October 1, 2014, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for FirstBank, which mortgage is recorded in Instrument # at 20141006000312440 on October 6, 2014, and modified in agreement recorded May 26, 2015 in Instrument # 20150526000172180 and further modified in agreement recorded April 14, 2016 at Instrument # 20160414000122320, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred to JPMorgan Chase Bank, N.A..

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said JPMorgan Chase Bank, N.A. 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 January 10, 2018 January 17, 2018 January 24, 2018; and

WHEREAS, on February 12, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, JPMorgan Chase Bank, N.A. acting by and through Sandra Upton, a representative of auctioneer and attorney Shapiro & Ingle, LLP 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, N.A., in the amount of \$92,300.00 which sum the said JPMorgan Chase Bank, N.A. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said JPMorgan Chase Bank, N.A..

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 \$92,300.00, cash, the said Toy A. Henderson, single man, acting pursuant to the authority granted under the said mortgage to JPMorgan Chase Bank, N.A., does or 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, N.A., the following described real estate situated in SHELBY County, Alabama, to-wit:

**PARCEL 1:**

**Lot 7, Block 3, of Pine Hills Subdivision, as recorded in Map Book 4, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama.**

**PARCEL 2:**

**Lot 10, Block 4, of Pine Hill Subdivision, as recorded in Map Book 4, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama.**

**PARCEL 3:**

**Begin at the Southeast corner of Lot 7, Block 3, of Pine Hill Subdivision, as recorded in Map Book 4, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the point of beginning; thence North 00 degrees 07 minutes 43 seconds East a distance of 200.07 feet; thence South 89 degrees 55 minutes 34 seconds East a distance of 103.60 feet; thence South 89 degrees 56 minutes 54 seconds East a distance of 150.00 feet; thence South 89 degrees 56 minutes 13 seconds East a distance of 465.14 feet; thence South 23 degrees 15 minutes East a distance of 261.02 feet; thence North 89 degrees 16 minutes 06 seconds West a distance of 821.87 feet; thence North 00 degrees 51 minutes 27 seconds West a distance of 30.04 feet to the point of beginning.**

**All 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.

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, N.A., has caused this instrument to be executed by Shapiro & Ingle, LLP, as auctioneer and attorney conducting said sale, and in witness whereof, Shapiro and Ingle, LLP, has executed this instrument in such capacity as on this February 13, 2018.

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Toy A. Henderson, single man  
Mortgagors

By JPMorgan Chase Bank, N.A.  
Mortgagee or Transferee of Mortgagee

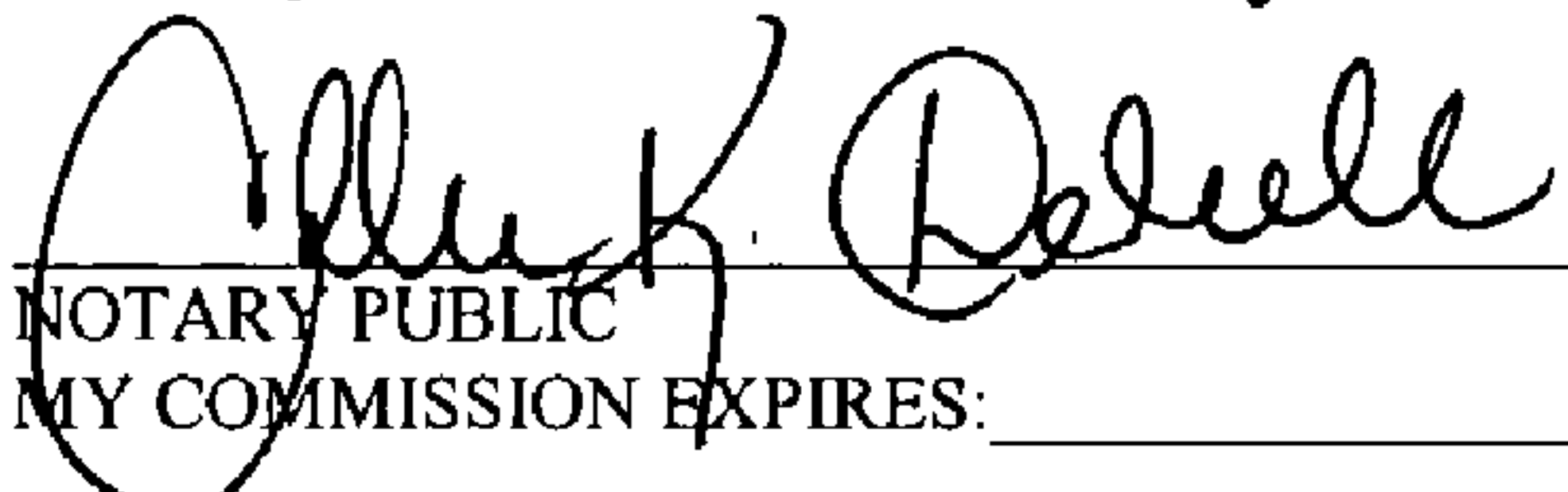
By: Shapiro and Ingle, LLP, as Auctioneer and attorney conducting  
said sale for said Mortgagee or Transferee of Mortgagee.

By:   
Name: Jonathan Blake Davis  
Title: Agent

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Jonathan Blake Davis, whose name as agent for Shapiro and Ingle, LLP, is signed to the foregoing conveyance 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 agent for Shapiro and Ingle, LLP, and with full authority, executed the same voluntarily on the day that bears that same date.

Given under my hand and official seal on February 13, 2018.

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

Instrument prepared by:  
William P. Harris  
SHAPIRO AND INGLE, LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
16-009029

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

COLLEEN K. DeMILLE  
NOTARY PUBLIC  
Mecklenburg County  
North Carolina  
My Commission Expires June 18, 2020

# Real Estate Sales Validation Form

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

Grantor's Name Toy A. Henderson, single man  
Mailing Address 168 Dixie Ln  
Vincent, AL 35178

Grantee's Name JPMorgan Chase Bank, N.A.  
Mailing Address 3415 Vision Drive  
Columbus, Ohio 43219

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Property Address 168 Dixie Ln  
Vincent, AL 35178

Date of Sale February 12, 2018

Total Purchase Price \$92,300.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Notice of 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 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 02/13/18

\_\_\_\_ Unattested \_\_\_\_\_

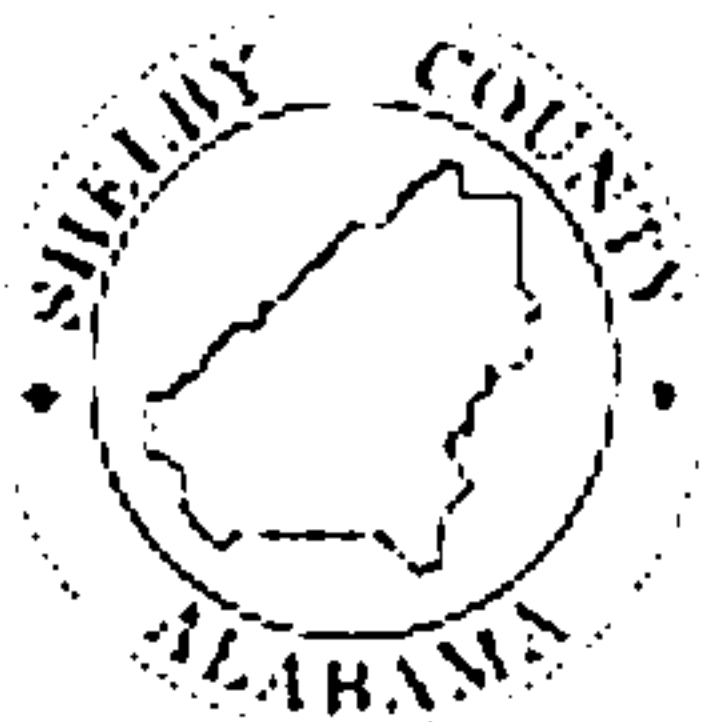
(verified by)

Print Jonathan Blake Davis

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/14/2018 02:27:18 PM  
\$22.00 CHERRY  
20180214000049320

[Signature]