
20180514000165360 1/2 \$41.50
Shelby Cnty Judge of Probate, AL
05/14/2018 11:27:32 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on October 11, 2002, to-wit: Laurie W. Ellenburg, an unmarried woman, executed a mortgage to Bank One, N.A., herein called the Mortgagee, which said mortgage was recorded on October 25, 2002, in Instrument No. 20021025000526460, 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; 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 February 14, 2018, February 21, 2018, and February 28, 2018, that the hereinafter described property would be sold before the of the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on March 27, 2018, 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 Caroline Homes & Investments LLC, became the purchaser of the hereinafter described property at and for the sum of \$23,471.09, 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 JPMorgan Chase Bank, National Association successor by merger to Bank One, N. A.;

NOW THEREFORE, IN consideration of the premises Laurie W. Ellenburg, an unmarried woman and JPMorgan Chase Bank, National Association successor by merger to Bank One, N. A., 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 Caroline Homes & Investments LLC the following described real property situated in Shelby County, Alabama, at 526 Hwy 200, Montevallo, AL 35115, but in the event of a discrepancy, the legal description shall control to-wit:

526 Highway 200 and also described as follows: from the NE corner of the NW 1/4 of the SE 1/4 of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama and run Southerly along the East line of said 1/4 1/4 Section for 71.05 feet; thence turn right 117 degrees 48 minutes and run Northwesterly for 288.70 feet to Point of Beginning of herein described property; thence continue Northwesterly along same course for 269.06 feet; thence left 133 degrees 08 minutes and run Southwesterly for 40.05 feet, thence right 15 degrees 15 minutes and run Southerly for 742.09 feet; thence left 133 degrees 17 minutes and run Northeasterly 251.46; thence left 13 degrees 26 minutes and run Northeasterly for 239.53 feet; thence left 95 degrees 24 minutes 02 seconds and run Northwesterly for 208.70 feet; thence right 90 degrees 00 minutes and run Northeasterly for 208.70 feet to Point of Beginning. Containing 3.0 acres more or less.

TO HAVE AND TO HOLD unto Caroline Homes & Investments 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 Caroline Homes & Investments 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 Laurie W. Ellenburg, an unmarried woman, and JPMorgan Chase Bank, National Association successor by merger to Bank One, N. A., 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.

Laurie W. Ellenburg, an unmarried woman and JPMorgan Chase Bank, National Association successor by merger to Bank One, N. A.

BY: Auction.com
ITS: Auctioneer and Attorney-in-Fact

C. W.
~~CALIFORNIA~~
STATE OF ~~ALABAMA~~
COUNTY OF STANISLAUS

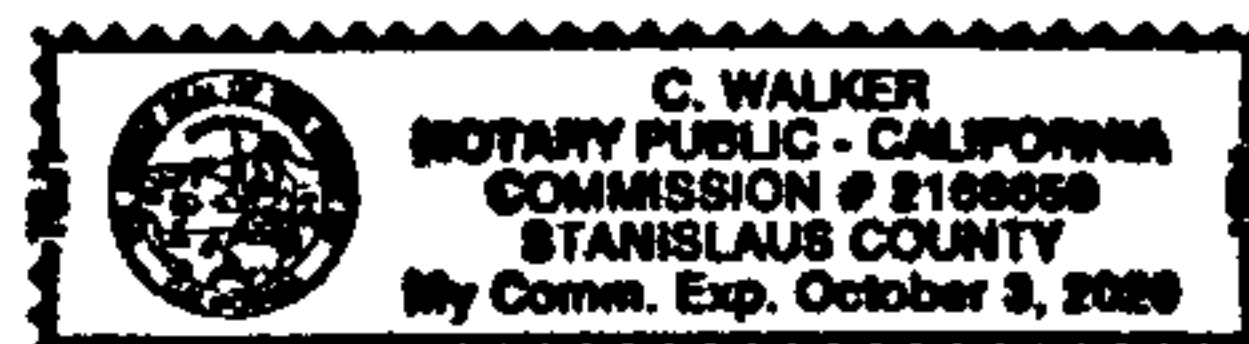
BY: *Janice Zornes*
Janice Zornes

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 Laurie W. Ellenburg, an unmarried woman and JPMorgan Chase Bank, National Association successor by merger to Bank One, N. A., 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 7 day of May, 2018.


C. Walker
Notary Public
My Commission Expires: 10/31/2020

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



Grantee's Address:
2539 John Hawkins Parkway
Ste. 101 #322
Hoover, AL 35244

Grantor's Address:
526 Hwy 200
Montevallo, AL 35115


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