

STATE OF ALABAMA)

COUNTY OF SHELBY)

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on July 29, 2004, to-wit: Ralph Creel and spouse, Linda H. Creel, executed a mortgage to Mortgage Electronic Systems, Inc., solely as nominee for Coats & Co., Inc., its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on August 4, 2004, in Instrument Number 20040804000434860, 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 JPMorgan Chase Bank, National Association, by assignment recorded February 8, 2018, in Instrument Number 20180208000042350, 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 16, 2018, May 23, 2018, and May 30, 2018, 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 June 19, 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 \$120,005.31, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, Robert Aaron Warner, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by JPMorgan Chase Bank, National Association;

NOW THEREFORE, IN consideration of the premises Ralph Creel and spouse, Linda H. Creel, and JPMorgan Chase Bank, National Association, 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 161 Hickory Pt Ln., Helena, AL 35080, but in the event of a discrepancy, the legal description shall control to-wit:

Lot 19, according to the Survey of Hickory Point, as recorded in Map Book 23, Page 43, in the Probate Office of Shelby County, Alabama.

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 Ralph Creel and spouse, Linda H. Creel, and JPMorgan Chase Bank, National Association, 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.

Ralph Creel and spouse, Linda H. Creel and JPMorgan Chase Bank, National Association

BY: Robert Aaron Warner  
ITS: Auctioneer and Attorney-in-Fact

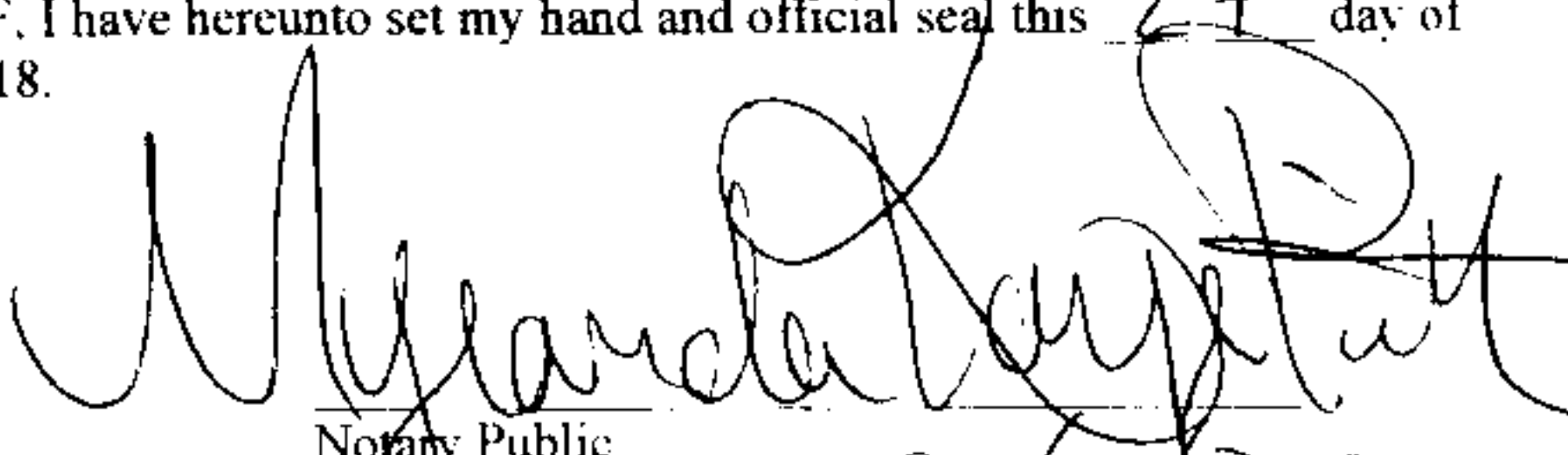
BY: 

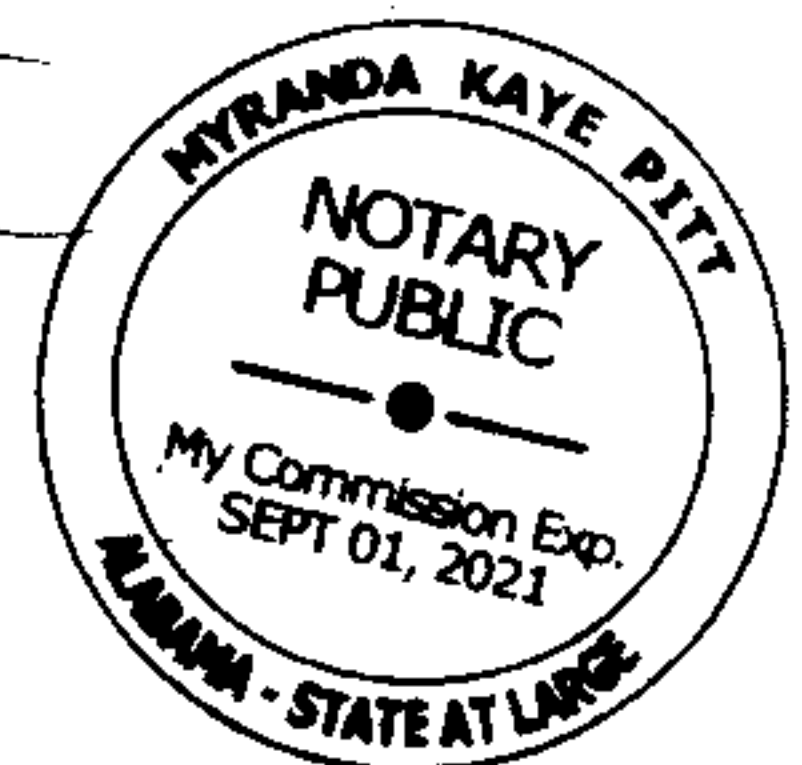
STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Robert Aaron Warner, acting in its capacity as auctioneer and attorney-in-fact for Ralph Creel and spouse, Linda H. Creel and JPMorgan Chase Bank, National Association, 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.

June IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 27 day of June, 2018.


  
Notary Public  
My Commission Expires: 09/01/2021



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

**Grantee's Address:**  
3568 Lorna Ridge Dr.  
Hoover, AL 35216

**Grantors' Address:**  
161 Hickory Pt Ln.  
Helena, AL 35080

  
20180724000263600 2/2 \$140.50  
Shelby Cnty Judge of Probate, AL  
07/24/2018 02:08:58 PM FILED/CERT