

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Madison Marie Landers, single woman

KNOW ALL MEN BY THESE PRESENTS: That Madison Marie Landers, single woman did, on to-wit, the May 30, 2014, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Home Mortgage of America, Inc., which mortgage is recorded in Instrument # at 20140618000184920 on June 18, 2014, and modified in modified by Agreement recorded July 15, 2015 in Instrument 20150715000240540 and further modified by Agreement recorded August 3, 2016 in Instrument 20160803000274580, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to JPMorgan Chase Bank, National Association as reflected by instrument recorded in Instrument #, 20150323000088820 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said JPMorgan Chase Bank, National Association 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 September 5, 2018 September 12, 2018 September 19, 2018; and

WHEREAS, on the October 8, 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, National Association acting by and through Susie Nailen 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 R REALTY LLC, in the amount of Eighty-Five Thousand Two Hundred One Dollars and No Cents (\$85,201.00), which sum the said JPMorgan Chase Bank, National Association offered to credit on the indebttness secured by said mortgage and said property was thereupon sold to the said R REALTY LLC, and


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 Eighty-Five Thousand Two Hundred One Dollars and No Cents (\$85,201.00), cash, the said Madison Marie Landers, single woman, acting pursuant to the authority granted under the said mortgage to JPMorgan Chase Bank, National Association, 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 warrant contemplated by § 35-4-271 of the Code of Alabama (1975) unto R REALTY LLC, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 215, according to the Survey of The Village at Polo Crossings, Sector I, as recorded in Map Book 39, Pages 42-A, 42-B & 42-C, in the Probate Office of 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.

Shelby County, AL 11/08/2018
State of Alabama
Deed Tax: \$85.50


20181108000396010 1/2 \$108.50
Shelby Cnty Judge of Probate, AL
11/08/2018 11:27:16 AM FILED/CERT

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, National Association, has caused this instrument to be executed by Shapiro & Ingle, LLP, as auctioneer and attorney conducting said sale and in witness whereof Shapiro & Ingle LLP, has executed this instrument in his capacity as such auctioneer on this the October 8, 2018.

Madison Marie Landers, single woman
Mortgagors

By: JPMorgan Chase Bank, National Association
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: William P. Harris
Name: William P. Harris
Title: Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public in and for said State and County, hereby certify that William P. Harris, whose name as agent for Shapiro and Ingle, LLP 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 agent for Shapiro & Ingle, LLP and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this November 1, 2018.

Michelle Toney
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Instrument prepared by:
William P. Harris
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
15-006681

