


Shelby County, AL 01/28/2019
State of Alabama
Deed Tax: \$144.50

STATE OF ALABAMA)

COUNTY OF SHELBY)


20190128000028150 1/2 \$165.50
Shelby Cnty Judge of Probate, AL
01/28/2019 10:32:08 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on March 26, 2010, to-wit: Douglas B. Martin, a single man, executed a mortgage to Mortgage Electronic Registration Systems, Inc., solely as nominee for First Federal Bank, its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on March 30, 2010, in Instrument Number 20100330000094090, 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 May 31, 2017, in Instrument Number 20170531000188480, 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 November 7, 2018, November 14, 2018, and November 21, 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 January 16, 2019, 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 **Jared Thornton** became the purchaser of the hereinafter described property at and for the sum of \$144,500.00, 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;

NOW THEREFORE, IN consideration of the premises Douglas B. Martin, a single man, 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 **Jared Thornton** the following described real property situated in Shelby County, Alabama, at 102 Barristers Ct., Birmingham, AL 35242, but in the event of a discrepancy, the legal description shall control to-wit:

Unit 102, Building 1, in The Lofts at Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20100225000056160 in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "D" thereto, and as recorded in the Condominium Plat of The Lofts at Edenton, a condominium, in Map Book 41, Page 110, and any future amendments thereto, Articles of Incorporation of The Lofts at Edenton Condominium Association, Inc., as recorded in Instrument 20100115000015270 in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Lofts at Edenton Condominium Association, Inc., are attached as Exhibit "C" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "E".

Subject to:

- Current taxes;
- Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 126, Page 187, Deed Book 185, Page 120, Real 105, Page 861 and Real 167, Page 335 in the Probate Office of Shelby County, Alabama.
- Roadway Easement Agreement as recorded in Instrument 20051024000550530 and Instrument 20061024000523450, in the Probate Office of Shelby County, Alabama.
- Restrictive Use Agreement between JRC Lakeside Limited Partnership and Cahaba Beach Investments, LLC as recorded in Instrument 20051024000550540 and in Instrument 20061024000523460, in the Probate Office of Shelby County, Alabama.
- Easement for grading and slope maintenance recorded in Instrument 20060817000404390 in the Probate Office of Shelby County, Alabama.
- Easement to BellSouth, as recorded in Instrument 20060920000466950 and Instrument 20070125000038780 in the Probate Office of Shelby County, Alabama.

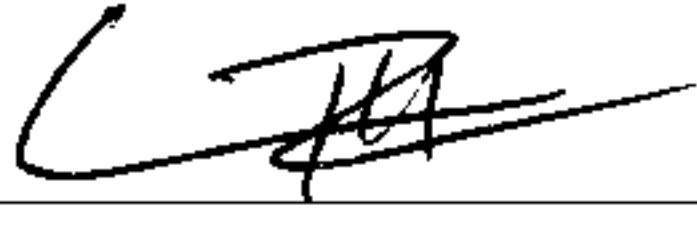
- Easement to Alabama Power Company recorded in Instrument 20061212000601050, Instrument 20061212000601060, Instrument 20060828000422250, Instrument 20061212000601460, Instrument 20070517000230870, Instrument 20070517000231070, and Instrument No. 20100121000020230 in the Probate office of Shelby County, Alabama.
- Declaration of Roadway and Utility Easement as recorded in Instrument 200702160000721720 and 20100218000048660 in the Probate Office of Shelby County, Alabama;
- Declaration of Reciprocal Drainage Easement as recorded in Instrument 20100218000048670 in the Probate Office of Shelby County, Alabama;
- Sanitary Sewer Easement granted to SWWC Utilities in Instrument 20090126000023550 in the Office of the Judge of Probate of Shelby County, Alabama;
- Covenants, Conditions, Restrictions, Reservations, Easements, Liens for Assessments, Options, Powers of Attorney, and Limitations on title created by the "Alabama Uniform Condominium Act of 1991", Ala. Code 35-8A-101, et seq., or set forth in the Declaration of Condominium of The Loft at Edenton, a condominium recorded in Instrument 20100225000056160 and in the Bylaws of The Lofts at Edenton Condominium Association, Inc., as set out in the Declaration of Condominium as Exhibit "C", and in the Articles of Incorporation of The Lofts at Edenton Condominium Association, Inc. as recorded in Instrument 20100115000015270 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto **Jared Thornton**, his successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said **Jared Thornton**, 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 Douglas B. Martin, a single man, 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.

Douglas B. Martin, a single man, and JPMorgan Chase Bank,
National Association

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

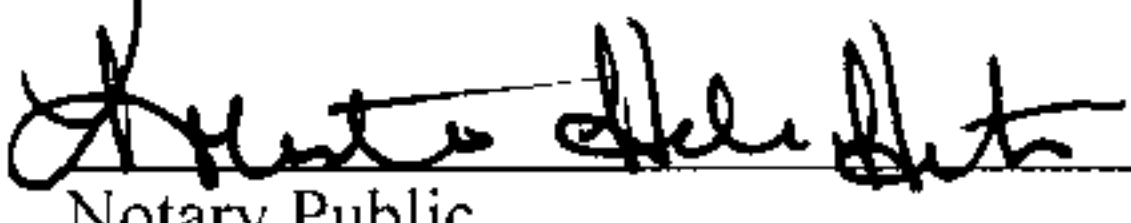
BY: 
Lansing Skidmore

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Lansing Skidmore, whose name as auctioneer of Auction.com, acting in its capacity as auctioneer and attorney-in-fact for Douglas Martin 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.

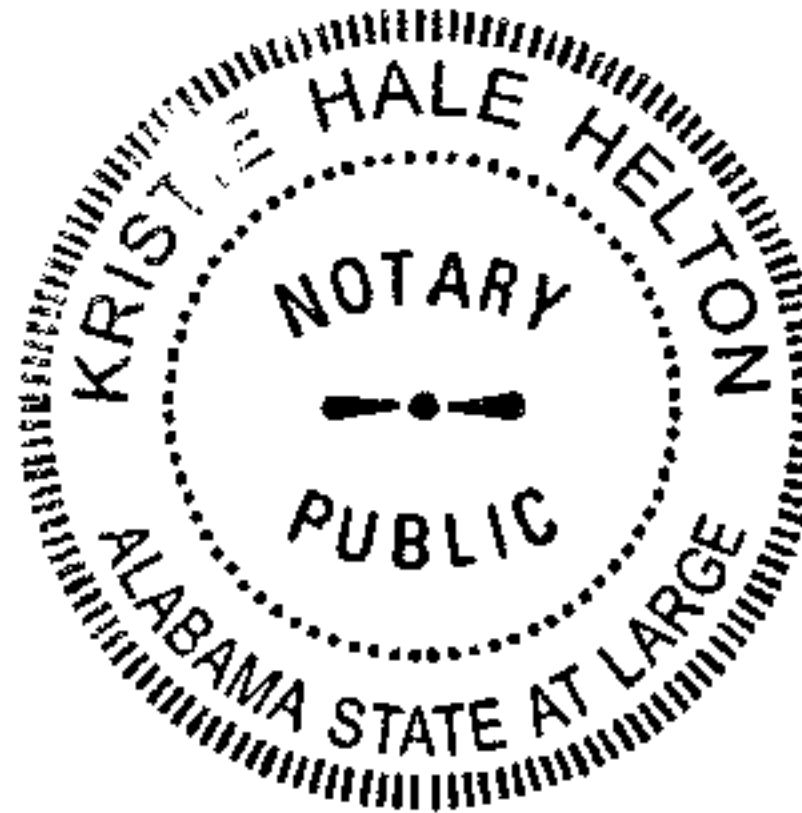
IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 22 day of January, 2019.


Notary Public
My Commission Expires: 7-18-21

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

Grantees Address:
7049 Stoneybrook Crossing
Leeds, AL 35094

Grantors Address:
102 Barristers Ct.
Birmingham, AL 35242



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