

STATE OF ALABAMA :

COUNTY OF SHELBY :

AUCTIONEER'S DEED

WHEREAS, ALVIN JOSEPH MUELLER AND MARGARET S. MUELLER, husband and wife, executed a mortgage to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), acting solely as nominee for Lender, Mortgage America, Inc., and Lender's successors and assigns, dated March 5, 2008, and recorded in Instrument No. 20080311000099750 of the records in the Office of the Judge of Probate, Shelby County, Alabama, said mortgage modified by Modification Agreement and recorded in Instrument No. 20101001000323410, which said mortgage was subsequently assigned to Central Mortgage Company by instrument recorded in Instrument No. 20101105000372860 in said Probate Court Records.


WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door of Shelby County, Alabama, 112 N. Main Street, Columbiana, Alabama 35051, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in The Shelby County Reporter, published in the City of Columbiana, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on December 15th, 22nd, and 29th, 2010; fixing the time of the sale of said property to be during the legal hours of sale on the 24th day of January, 2011, in front of the Courthouse door, Shelby County, Alabama, and the terms of the sale to be cash; and

WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 24th day of January, 2011, at the front door of the Courthouse in Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale FEDERAL NATIONAL MORTGAGE ASSOCIATION was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of \$139,224.57 cash in hand paid by said purchaser to Marcus Clark, as auctioneer who conducted the sale on behalf of the owner of said mortgage; the said CENTRAL MORTGAGE COMPANY by and through Marcus Clark, as such auctioneer, and as its attorney-in-fact, Alvin Joseph Mueller and Margaret S. Mueller, by Marcus Clark, as their attorney-in-fact, under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

Lot 4-13, according to the Map and Survey of Chelsea Park, 4th Sector, as recorded in Map Book


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Shelby Cnty Judge of Probate, AL
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34, Page 147 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 4th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20050425000195430 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, the purchaser at said sale, its successors and assigns, forever.

IN WITNESS WHEREOF, the said **CENTRAL MORTGAGE COMPANY**, by and through Marcus Clark, as the auctioneer who conducted said sale, and as its attorney-in-fact, and **ALVIN JOSEPH MUELLER AND MARGARET S. MUELLER** by Marcus Clark, as their attorney-in-fact, have hereunto set their hands and seals on this the 24th day of January, 2011.

CENTRAL MORTGAGE COMPANY

And
ALVIN JOSEPH MUELLER
And
MARGARET S. MUELLER

BY: 
MARCUS CLARK,
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA
COUNTY OF Cullman

I, the undersigned Notary Public in and for said State and County, hereby certify that **MARCUS CLARK**, whose name as attorney-in-fact and auctioneer for **ALVIN JOSEPH MUELLER AND MARGARET S. MUELLER**, and **CENTRAL MORTGAGE COMPANY**, 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 said conveyance, he, as such auctioneer and attorney-in-fact executed the same voluntarily on the day the same bears date.


Given under my hand and notarial seal on this the 24th day of January, 2011.



NOTARY PUBLIC, State of Alabama
My Commission Expires: **MY COMMISSION EXPIRES 07-27-2011**

Grantee's Address:
801 John Barrow, Suite 1
Little Rock, Arkansas 72205

This Instrument Was Prepared By:
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