


SEND TAX NOTICE TO:
Aurora Loan Services, LLC
PO Box 5180
Denver, CO 80217

CM #: 185633

STATE OF ALABAMA)

COUNTY OF SHELBY)


20110317000086230 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
03/17/2011 11:12:36 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 7th day of July, 2005, Richard S. Findley and Randi Findley, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. solely as nominee for Wilmington Finance, a division of AIG Federal Savings Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number: 20050719000359410, said mortgage having subsequently been transferred and assigned to Aurora Loan Services, LLC, by instrument recorded in Instrument No. 20100927000317450, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Aurora Loan Services, LLC did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of February 16, 2011, February 23, 2011, and March 2, 2011; and



WHEREAS, on March 7, 2011, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Aurora Loan Services, LLC did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Michael Corvin as member of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Aurora Loan Services, LLC; and

WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of One Hundred Twenty-Eight Thousand Nine Hundred Eighty-Four And 00/100 Dollars (\$128,984.00) on the indebtedness secured by said mortgage, the said Aurora Loan Services, LLC, by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Fannie Mae a/k/a Federal National Mortgage Association, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southeast Corner of the Northeast 1/4 of the Northeast 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence Westerly along the South line of said Quarter-Quarter section a distance of 812.52 feet to a point on the Northwesterly margin of Shelby County Highway Number 33 and the point of beginning of the property being described; thence continue along last described course a distance of 392.43 feet to a point on the top of the ridge of the hill; thence run an angle of 120 degrees 58 minutes 26 seconds to the right and run Northeasterly along the said ridge a distance of 182.75 feet to an existing open top pipe corner; thence turn an angle of 3 degrees 54 minutes 35 seconds to the right and continue Northeasterly a distance of 6.52 feet to an existing open top pipe corner; thence turn an angle of 54 degrees 11 minutes 04 seconds to the right and run Easterly a distance of 377.79 feet to an existing open top corner on the Northwesterly margin of said Shelby County Highway Number 33; thence turn an angle of 117 degrees 13 minutes 21 seconds to the right and run Southwesterly along margin of said road a distance of 187.59 feet to the point of beginning; this parcel is also known as Lot 3-B of the Dunaway Estates Survey as reflected in the Map dated May 20, 1992.

TO HAVE AND TO HOLD the above described property unto Fannie Mae a/k/a Federal National Mortgage Association its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Aurora Loan Services, LLC, has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale and as



1 8 5 6 3 3



F C D



G



20110317000086230 2/3 \$24.00
Shelby Cnty Judge of Probate, AL
03/17/2011 11:12:36 AM FILED/CERT

attorney-in-fact for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this March 7, 2011.

Aurora Loan Services, LLC

By: Corvin Auctioneering, LLC

Its: Auctioneer and Attorney-in-Fact

By:

Michael Corvin, Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as member of Corvin Auctioneering, LLC acting in its capacity as auctioneer and attorney-in-fact for Aurora Loan Services, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this March 7, 2011.

Danita LaShae Reese

Notary Public

My Commission Expires: SEPTEMBER 11, 2012

This instrument prepared by:
Cynthia W. Williams
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



20110317000086230 3/3 \$24.00
Shelby Cnty Judge of Probate, AL
03/17/2011 11:12:36 AM FILED/CERT