

## AUCTIONEER'S DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

WHEREAS, Susan P. Dollar, an unmarried woman executed a mortgage to Mortgage Electronic Registration Systems, Inc., (MERS) acting solely as nominee for Lender First Federal Bank, and Lender's successors and assigns dated May 31, 2011, and Recorded in Instrument Number 20110614000175200 of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to Flagstar Bank, FSB by instrument recorded in Instrument Number 20130603000225190 of said Probate Court Records; and

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 in the City of Columbiana, County of Shelby, Alabama, 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 a newspaper 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 June 19, June 26, and July 3, 2013, fixing the time of the sale of said property to be during the legal hours of sale on the 11th day of July, 2013; and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, Alabama, and the terms of the sale to be cash; and

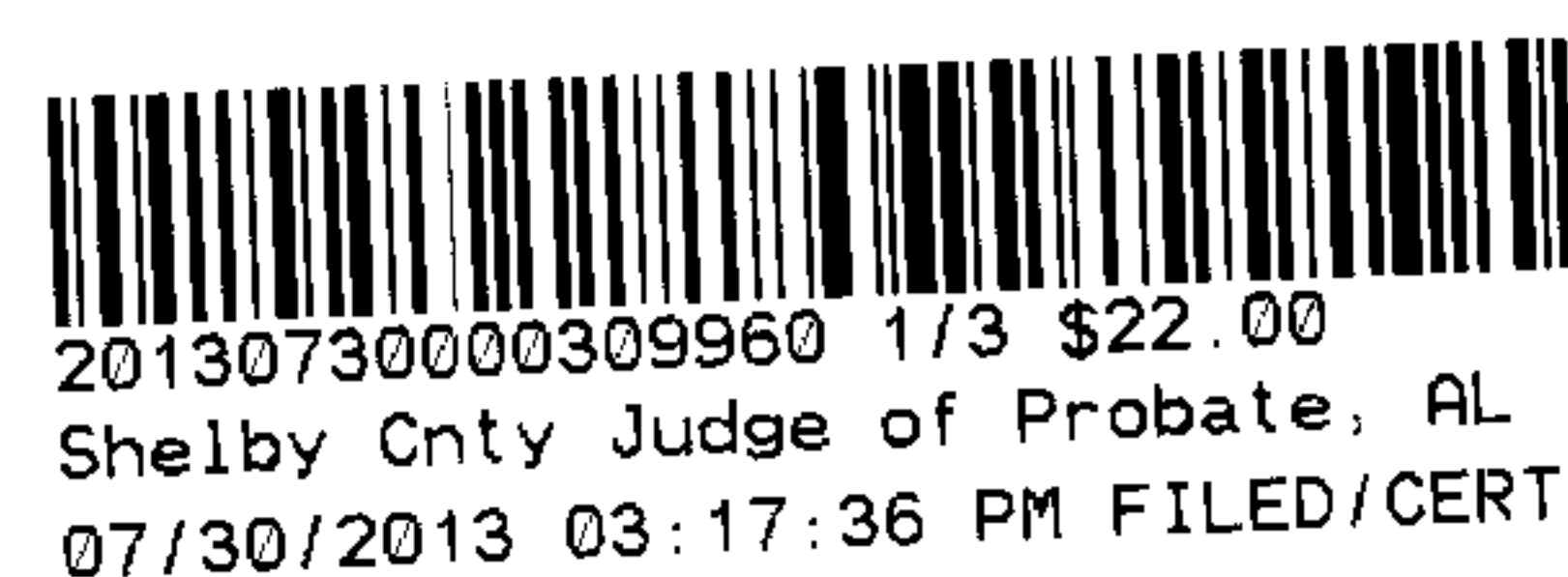
WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 11th day of July, 2013, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale **Flagstar Bank, FSB** was the highest and best bidder and did become the purchaser of the real property hereinafter described for a credit bid of **\$112,180.00**. The said **Flagstar Bank, FSB**, by and through Edie S. Pickett as auctioneer, and as its attorney-in-fact, and Susan P. Dollar, by Edie S. Pickett, as auctioneer under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Flagstar Bank, FSB**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

**LOT 19, ACCORDING TO THE SURVEY OF OLD VIRGINIA, AS  
RECORDED IN MAP BOOK 7, PAGE 117, IN THE PROBATE OFFICE  
OF SHELBY COUNTY, ALABAMA.**

**PROPERTY ADDRESS (for informational purposes only): 4505 Oxford Road  
Birmingham, AL 35242**

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 **Flagstar Bank, FSB**, the purchaser at said sale, its successors and assigns, forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any and all ad valorem taxes due or assessed.

IN WITNESS WHEREOF, the said **Flagstar Bank, FSB**, and Susan P. Dollar, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale as of the 11th day of July, 2013.



Flagstar Bank, FSB and Susan P. Dollar

BY: Edie S. Pickett  
Edie S. Pickett  
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Edie S. Pickett, whose name as attorney-in-fact and auctioneer for **Flagstar Bank, FSB**, and Susan P. Dollar 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, she, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 23<sup>RD</sup> day of July, 2013.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 4/3/2017

**GRANTEE'S NAME & ADDRESS:**

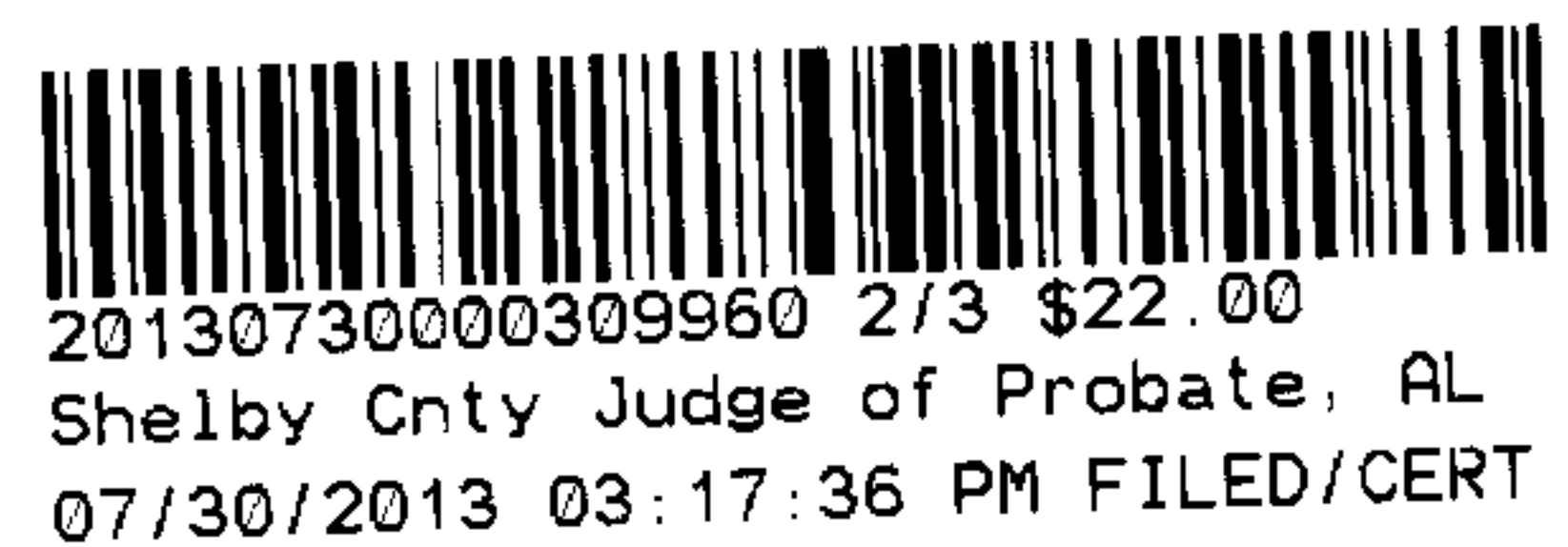
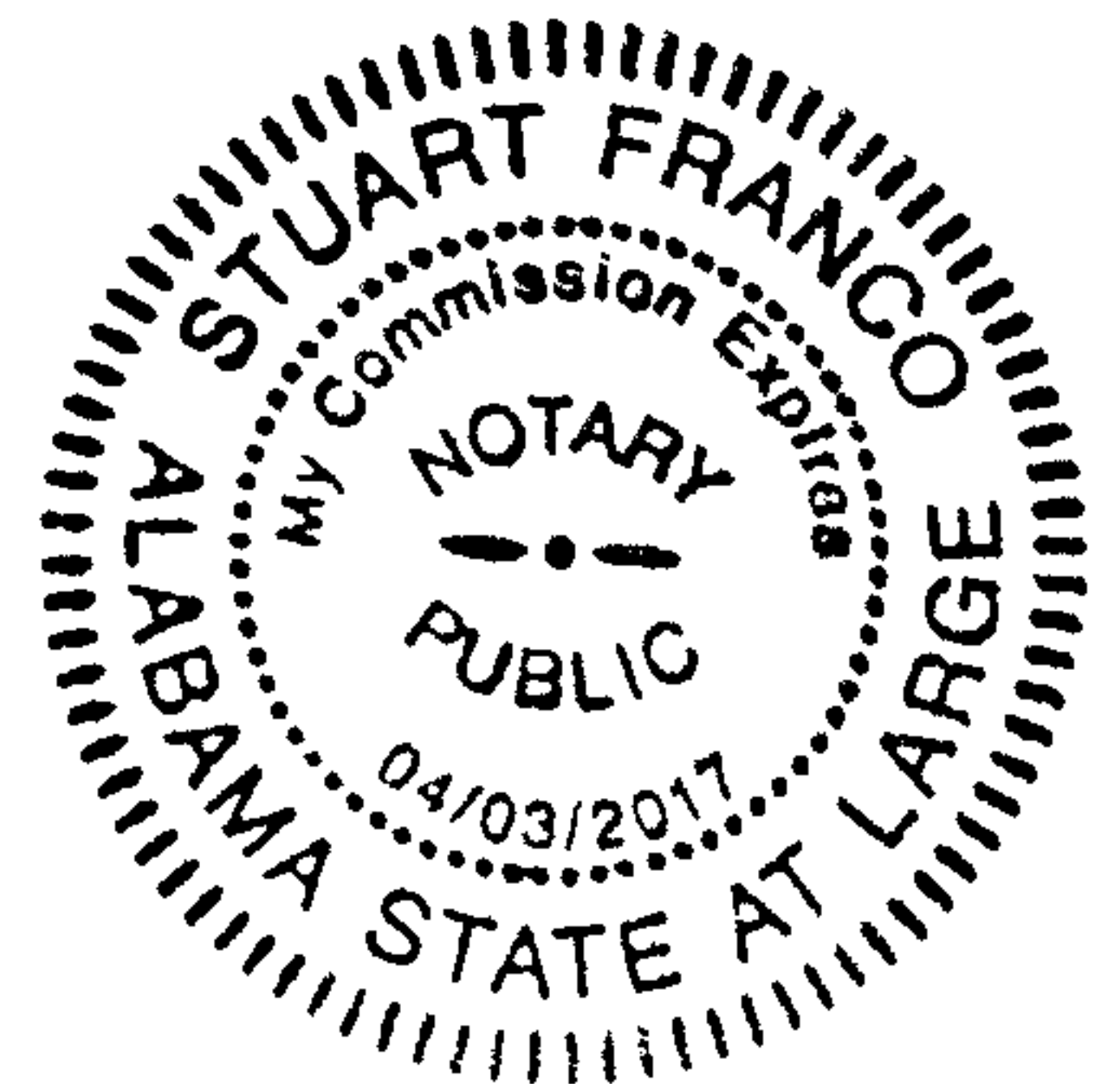
Flagstar Bank, FSB  
5151 Corporate Drive  
Troy, MI 48098

**GRANTOR'S NAME & ADDRESS:**

Susan P. Dollar  
4505 Oxford Road  
Birmingham, AL 35242

This instrument prepared by:

Beth McFadden Rouse  
McFADDEN, LYON & ROUSE, L.L.C.  
718 Downtowner Boulevard  
Mobile, Alabama 36609  
(251) 342-9172  
9276-284



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Susan P. Dollar  
Mailing Address 4505 Oxford Road  
Birmingham, AL 35242

Grantee's Name Flagstar Bank, FSB  
Mailing Address 5151 Corporate Drive  
Troy, MI 48098

Property Address 4504 Oxford Road  
Birmingham, AL 35242

Date of Sale July 11, 2013  
Total Purchase Price \$ 112,180

or  
Actual Value \$  
or  
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☒ Other Bid at Foreclosure Sale  
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7/30/13

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

20130730000309960 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
07/30/2013 03:17:36 PM FILED/CERT