


SEND TAX NOTICE TO:
Federal Home Loan Mortgage Corporation
c/o Regions Bank dba Regions Mortgage
7130 Goodlett Farms Parkway
Cordova, TN 38016


20140304000058450 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
03/04/2014 10:57:08 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 22nd day of November, 2006, Michael T. Tucker and Ginny A. Tucker, husband and wife, executed that certain mortgage on real property hereinafter described to Regions Bank dba Regions Mortgage, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book LR200619 Page 11919, and re-recorded in Instrument Number 20070226000085870, and

WHEREAS, in and by said mortgage, the 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 or any person conducting said sale for the was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the 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 Regions Bank dba Regions Mortgage 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 January 15, 2014, January 22, 2014, and January 29, 2014; and



WHEREAS, on February 24, 2014, 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 Regions Bank dba Regions Mortgage 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, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Regions Bank dba Regions Mortgage; and

WHEREAS, Federal Home Loan Mortgage Corporation was the highest bidder and best bidder in the amount of Two Hundred One Thousand Five Hundred Fifty-Nine And 00/100 Dollars (\$201,559.00) on the indebtedness secured by said mortgage, the said Regions Bank dba Regions Mortgage, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said , does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of Section 34, Township 20 South, Range 3 West; run thence South 88 degrees 41 minutes 58 seconds East along the South line of said Section 34 for 935.57 feet to the point of beginning; run thence North 30 degrees 36 minutes 10 seconds East for 45.82 feet; run thence North 66 degrees 43 minutes 31 seconds West for 566.53 feet; run thence South 00 degrees 29 minutes 29 seconds East for 340.68 feet; run thence South 77 degrees 24 minutes 00 seconds East for 405.83 feet; run thence North 30 degrees 36 minutes 10 seconds East for 192.75 feet to the Point of Beginning. Said land being in Section 34, Township 20 South, Range 3 West and Section 3, Township 21 South, Range 3 West. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Federal Home Loan Mortgage Corporation 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.



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IN WITNESS WHEREOF, Regions Bank dba Regions Mortgage, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Mortgagee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 26 day of Feb, 2014.

Regions Bank dba Regions Mortgage

By: AMN Auctioneering, LLC
Its: Auctioneer

By: [Signature]
Aaron Nelson, Member

STATE OF ALABAMA)

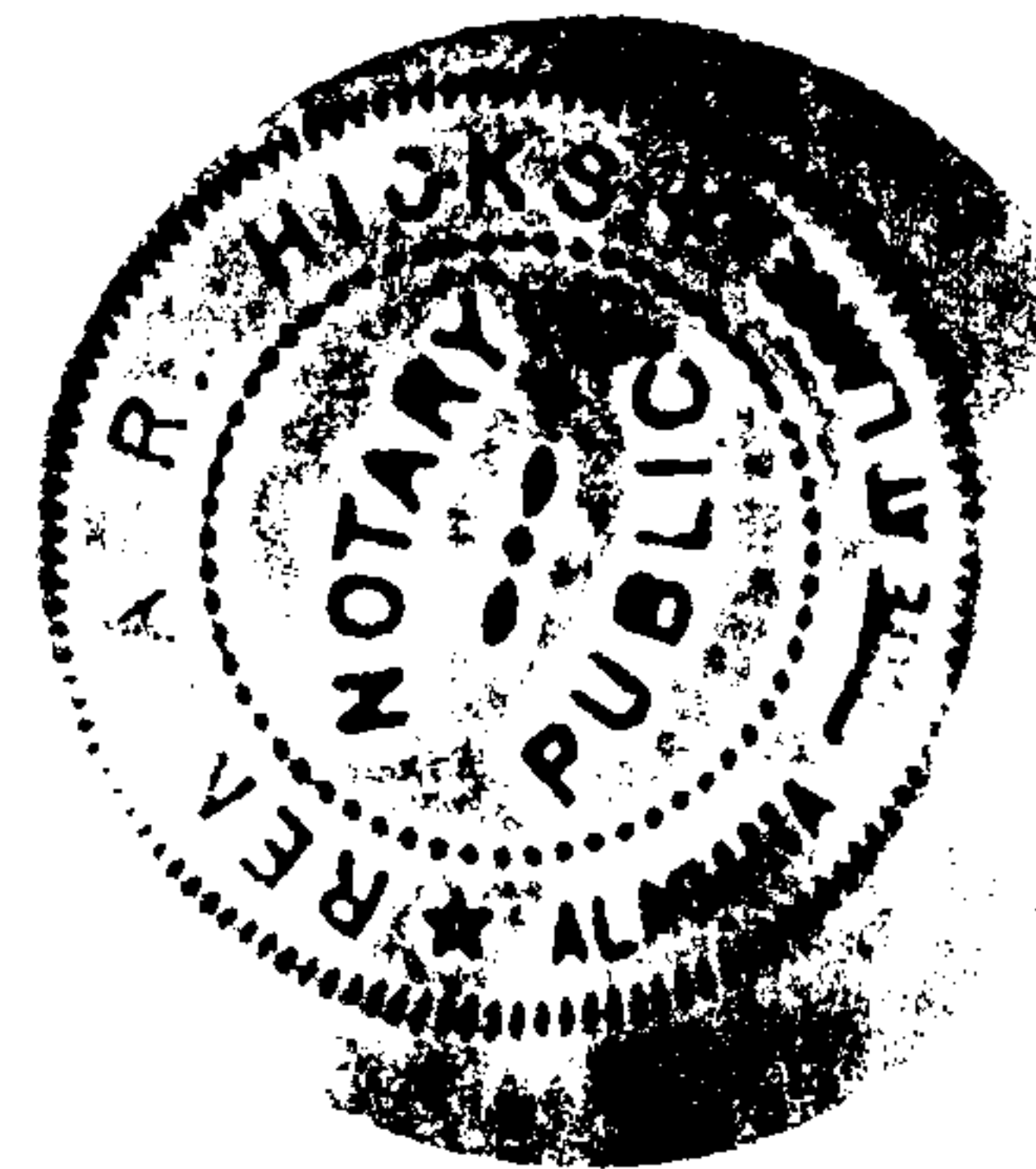
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC acting in its capacity as auctioneer for Regions Bank dba Regions Mortgage, 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 on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer for said Mortgagee.

Given under my hand and official seal on this 26 day of February, 2014.

[Signature]
Notary Public MY COMMISSION EXPIRES MAY 27, 2015
My Commission Expires: _____

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



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Real Estate Sales Validation Form

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

Grantor's Name Regions Bank dba Regions
Mortgage

Mailing Address c/o Regions Bank dba Regions
Mortgage
7130 Goodlett Farms
Parkway
Cordova, TN 38016

Grantee's Name Federal Home Loan Mortgage
Corporation

Mailing Address 5000 Plano Parkway
Carrollton, TX 75010

Property Address 397 Cedar Lane
Maylene, AL 35114

Date of Sale 2/24/2014

Total Purchase Price \$201,559.00

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 Foreclosure Bid Price

☐ 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.

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 _____

☐ Unattested

(verified by)

Print Tasia Craig, foreclosure specialist

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



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