


SEND TAX NOTICE TO:  
Federal National Mortgage Association  
13455 Noel Road, Suite 660  
Dallas, TX 75240

  
20140318000075120 1/4 \$27.00  
Shelby Cnty Judge of Probate, AL  
03/18/2014 03:02:23 PM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 14th day of June, 2005, Derek Lee Merchant and Julie K. Merchant, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Hamilton Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050727000375800, said mortgage having subsequently been transferred and assigned to Federal National Mortgage Association, by instrument recorded in Instrument Number 20130708000273850, 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 Federal National Mortgage Association 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 29, 2014, February 5, 2014, and February 12, 2014; and



WHEREAS, on March 10, 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 Federal National Mortgage Association 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 Federal National Mortgage Association ; and

WHEREAS, Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America was the highest bidder and best bidder in the amount of One Hundred Fifty-Three Thousand Four Hundred Thirty-Five And 32/100 Dollars (\$153,435.32) on the indebtedness secured by said mortgage, the said Federal National Mortgage Association , by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the NE 1/4 of SE 1/4, Section 25, Township 21 South, Range 1 West; thence proceed in a Westerly direction along the North boundary of the NW 1/4 of SE 1/4 and NE 1/4 of SW 1/4, Section 25, Township 21 South, Range 1 West; for a distance of 2285.43 feet to a point on the West right of way line of Washington Street; thence turn an angle of 100 degrees 18 minutes to the left and proceed in a Southerly direction along the said West right of way line of Washington Street, a distance of 1234.53 feet to the point of intersection with the North right of way line of Bolton Lane; thence turn an angle of 100 degrees 18 minutes; to the right and proceed in a Westerly direction along the North right of way line of Bolton Lane for a distance of 172.05 feet to the point of beginning of the lot herein described, thence continued in the same direction along said North right of way of Bolton Lane, a distance of 280.00 feet to a point, thence turn an angle of 90 degrees to the right and run for a distance of 200.00 feet to a point, thence turn an angle of 90 degrees to the right and run for a distance of 280.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and run for a distance of 200.00 feet to the point of beginning. Said lot is lying in the NE 1/4 of SW 1/4, Section 25, Township 21 South, Range 1 West, situated in Shelby County, Alabama

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America 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



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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, Federal National Mortgage Association , 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 Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 12 day of March, 2014.

Federal National Mortgage Association

By: AMN Auctioneering, LLC  
Its: Auctioneer

By: Aaron Nelson  
Aaron Nelson, Member

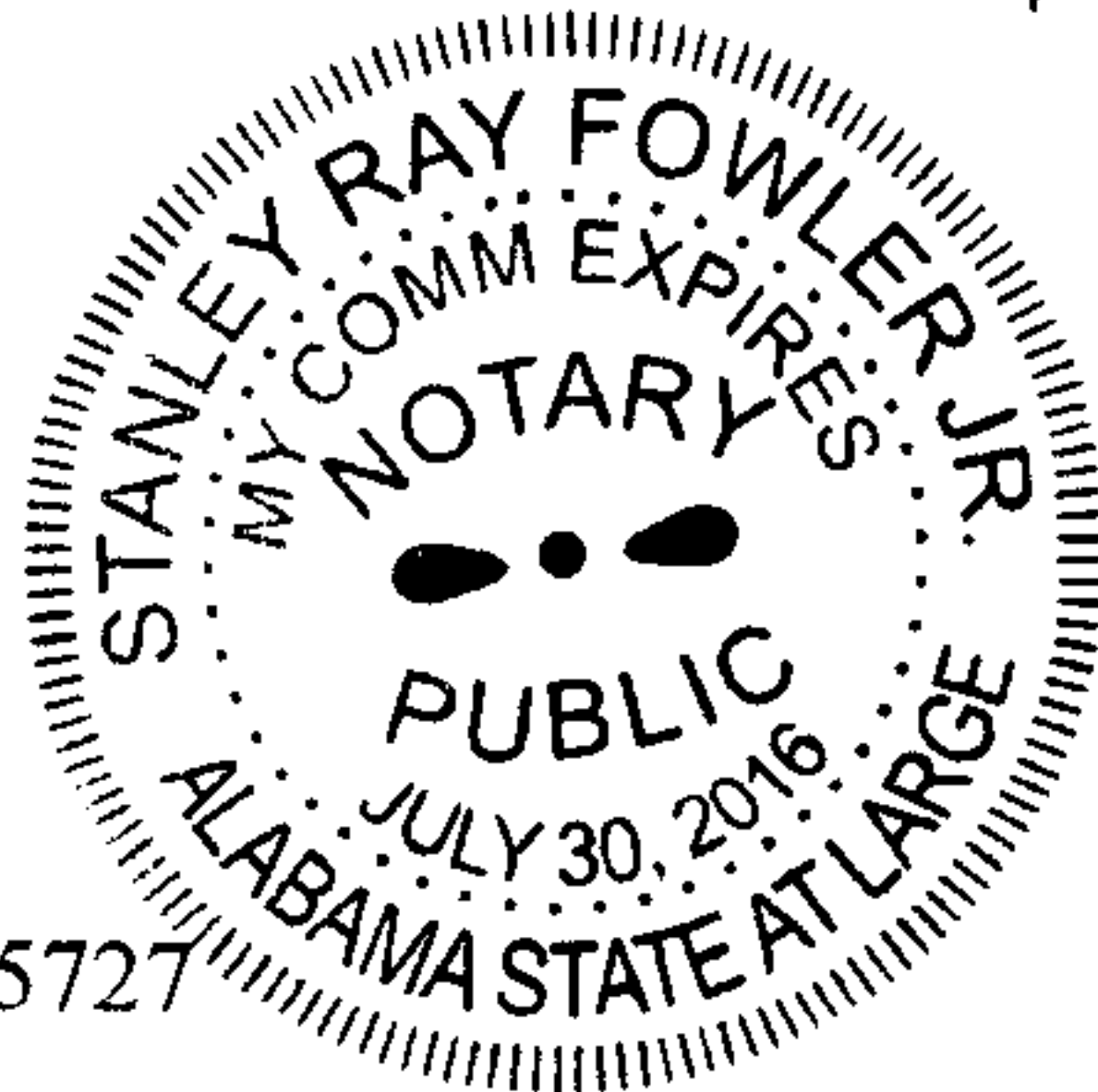
STATE OF ALABAMA )

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 Federal National Mortgage Association , 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 Transferee.

Given under my hand and official seal on this 12 day of March, 2014.

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



Stanley Ray Fowler Jr.  
Notary Public  
My Commission Expires: \_\_\_\_\_



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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 Federal National Mortgage Association

Grantee's Name Federal National Mortgage Association

Mailing Address c/o Seterus, Inc.  
PO Box 8517  
Portland, OR 97207

Mailing Address 13455 Noel Road, Suite 660  
Dallas, TX 75240

Property Address 120 Bolton Ln  
Columbiana, AL 35051

Date of Sale 03/10/2014

Total Purchase Price \$153,435.32

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                                 

Print Heidi Peebles, foreclosure specialist

☐ Unattested

                                  
(verified by)

Sign Heidi Peebles  
(Grantor/Grantee/Owner/Agent) circle one

  
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