

AUCTIONEER'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, GRACE D. CRAWFORD, a single woman executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender, Sierra Pacific Mortgage Company, Inc., and Lender's Successors and Assigns on the 1st day of October, 2008 on that certain real property hereinafter described, which mortgage is recorded in Instrument Number 20081103000425570, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to Green Tree Servicing, LLC by instrument recorded in Instrument Number 20130903000356980 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 of general circulation published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on March 26th, April 2nd and April 9th, 2014, fixing the time of the sale of said property to be during the legal hours of sale on the 21st day of April, 2014, 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 21st day of April, 2014, 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 **FEDERAL NATIONAL MORTGAGE ASSOCIATION** was the highest and best bidder and did become the purchaser of the real property hereinafter described for a credit bid of **\$211,685.97**. The said Green Tree Servicing, LLC, by and through Edie S. Pickett as auctioneer, and as its attorney-in-fact, and Grace D. Crawford 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 **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE PRINCIPAL MERIDIAN, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE RUN EAST ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 311.15 FEET TO THE CENTERLINE OF THE OLD DUNNAVANT DIRT ROAD; THENCE TURN AN ANGLE OF 129 DEGREES 52 MINUTES TO THE RIGHT AND RUN ALONG THE CENTERLINE OF SAID DIRT ROAD A DISTANCE OF 54.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN THE SAME DIRECTION ALONG THE CENTERLINE OF SAID DIRT ROAD A DISTANCE OF 69.80 FEET; THENCE TURN ANGLE OF 10 DEGREES 40 MINUTES TO THE LEFT AND CONTINUE ALONG THE OLD DUNNAVANT DIRT ROAD A DISTANCE OF 86.50 FEET THENCE TURN AN ANGLE OF 69 DEGREES 13 MINUTES 39 SECONDS TO THE LEFT AND RUN A DISTANCE OF 260.96 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 41; THENCE RUN AN ANGLE OF 97 DEGREES 25 MINUTES 41 SECONDS TO THE LEFT TO THE TANGENT OF A RIGHT OF WAY CURVE AND RUN ALONG SAID RIGHT OF WAY CURVE (WHOSE DELTA ANGLE IS 2 DEGREES 42 MINUTES 10 SECONDS TO THE LEFT, RADIUS IS 3041.50 FEET; TANGENT IS 71.74 FEET LENGTH OF ARC IS 143.47 FEET) TO THE P.C. OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY A DISTANCE OF 148.53 FEET; THENCE TURN AN ANGLE OF 93 DEGREES

30 MINUTES TO THE LEFT AND RUN A DISTANCE OF 36.88 FEET; THENCE TO TURN AN ANGLE OF 13 DEGREES 41 MINUTES TO THE LEFT AND RUN A DISTANCE OF 103.72 FEET; THENCE TURN AN ANGLE OF 5 DEGREES 23 MINUTES 42 SECONDS TO THE LEFT AND RUN A DISTANCE OF 151.96 FEET TO THE POINT OF BEGINNING. MINERAL AND MINING RIGHTS EXCEPTED.

PROPERTY ADDRESS: 21 Clover Dr. Birmingham, Alabama 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 **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, 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 Green Tree Servicing, LLC, and Grace D. Crawford, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale as of the 21st day of April, 2014.

GREEN TREE SERVICING, LLC and
GRACE D. CRAWFORD

BY


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 Green Tree Servicing, LLC, and Grace D. Crawford 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 25th day of April, 2014.


NOTARY PUBLIC

My Commission Expires: 02/02/2015

GRANTEE'S ADDRESS:


Federal National Mortgage Association
14221 Dallas Parkway, Ste. 1000
Dallas, TX 75254

GRANTOR'S ADDRESS:

Grace D. Crawford
206 NE Third St., Box 158
Atlanta, IL 61723

This instrument prepared by:

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


20140515000146550 2/3 \$24.00
Shelby Cnty Judge of Probate, AL
05/15/2014 10:25:06 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Grace D. Crawford
Mailing Address 206 NE Third St., Box 158
Atlanta, IL 61723

Grantee's Name Federal National Mortgage Associatio
Mailing Address 14221 Dallas Parkway, Ste. 1000
Dallas, TX 75254

Property Address 21 Clover Dr.
Birmingham, Alabama 35242

Date of Sale April 21, 2014

Total Purchase Price \$ 211,685.97

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 Auctioneer Deed

☐ 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 av

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 4/24/14

Print Beth McFadden Brown

Sign

[Signature] as attorney

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1