

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

20180620000218660
06/20/2018 08:03:01 AM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 5th day of December, 2008, William G. Rasmussen and wife, Rebecca D. Rasmussen, executed that certain mortgage on real property hereinafter described to WAF World Financial Corp, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20090220000061790, said mortgage having subsequently been transferred and assigned to Reverse Mortgage Solutions, Inc., by instrument recorded in Instrument Number 20100917000305060, 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 Reverse Mortgage Solutions, Inc. 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 April 4, 2018, April 11, 2018, and April 18, 2018; and



WHEREAS, on May 25, 2018, 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 Reverse Mortgage Solutions, Inc. 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, Federal National Mortgage Association was the highest bidder and best bidder in the amount of One Hundred Sixty-One Thousand And 00/100 Dollars (\$161,000.00) on the indebtedness secured by said mortgage, the said Reverse Mortgage Solutions, Inc., by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto 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:

Parcel 1

From the Southeast corner West 1/2 of NE 1/4 of Section 15, Township 19 South, Range 2 East, run North 31 degrees 34 minutes West 1,469.2 feet to an iron stake on the easterly side of a public road, the Point of Beginning of lands herein described; thence North 63 degrees 01 minutes East 250.0 feet; thence North 26 degrees 59 minutes West 415.1 feet; thence South 63 degrees 01 minutes West 250.0 feet to Northeasterly boundary of said public road; thence Southeasterly and Southerly along boundary of said road, following the arc of a curve, concave Southwesterly, 430 feet to Point of Beginning; being a part of the West 1/2 of Northeast 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, AL, and containing 2 acres, more or less.

Parcel 2

From the Southeast corner of West 1/2 of Northeast 1/4 of Section 15, Township 19 South, Range 2 East run North 31 degrees 34 minutes West 1,469.2 feet to an iron stake on the easterly side of a public road; thence North 63 degrees 01 minutes East 250.0 feet to an iron stake, the Point of Beginning of lands here in described; thence continue along last named course a distance of 210 feet to a stake; thence North 26 degrees 59 minutes West 415.1 feet to a stake; thence South 63 degrees 01 minutes West 210 feet to a stake; thence South 26 degrees 59 minutes East 415.1 feet to Point of Beginning; being a part of the Northwest 1/4 of the Northeast 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto 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, Reverse Mortgage Solutions, Inc., has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 18 day of June, 2018.

Reverse Mortgage Solutions, Inc.

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]

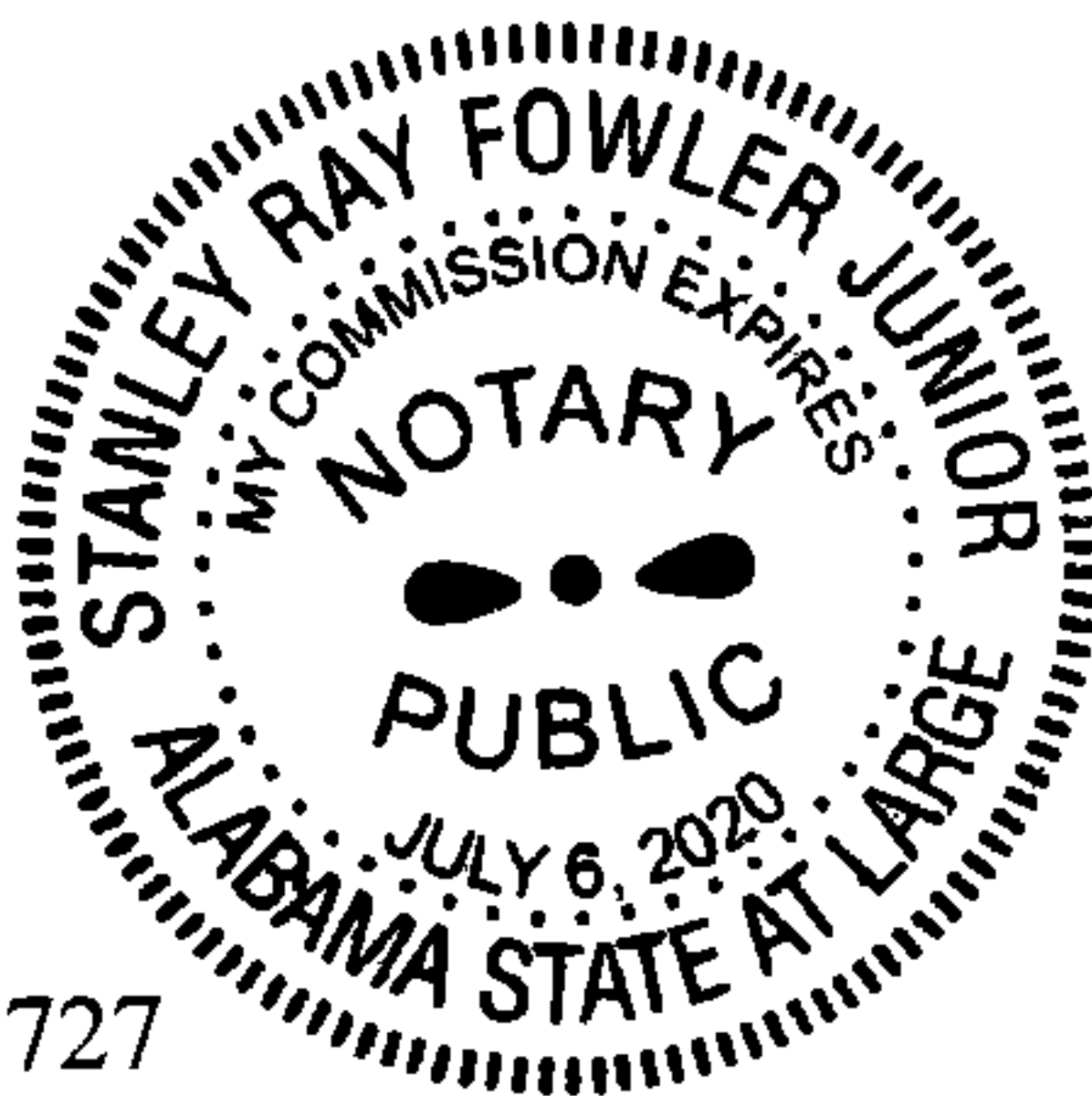
STATE OF ALABAMA)

JEFFERSON COUNTY)

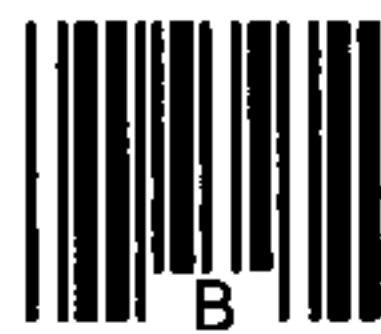
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Reverse Mortgage Solutions, Inc., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of said conveyance, she, as such auctioneer and with full authority, executed the same voluntarily 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 18 day of June, 2018.

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



[Signature]
Notary Public
My Commission Expires: _____



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Reverse Mortgage Solutions,
Inc.Grantee's Name Federal National Mortgage
AssociationMailing Address c/o Reverse Mortgage Solutions,
Inc.
14405 Walters Road, Suite
200
Houston, TX 77014Mailing Address 13455 Noel Road, Suite 660 Dallas
, TX, 75240Property Address 404 Phillips Drive
Vincent, AL 35178Date of Sale 05/25/2018Total Purchase Price \$161,000.00

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 6/16/18☐ Unattested

(verified by) _____

Print Tiffany SidesSign Tiffany Sides(Grantor / Grantee / Owner / Agent) circle one

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/20/2018 08:03:01 AM
\$26.00 CHERRY
20180620000218660