

SEND TAX NOTICE TO:

Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America
c/o Seterus, Inc.
14523 Southwest Millikan Way, Suite 200
Beaverton, OR 97005

STATE OF ALABAMA

COUNTY OF SHELBY



20180827000306480 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
08/27/2018 09:27:42 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, James C Olliff and Elizabeth A Olliff, husband and wife executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Electronic Registration Systems, Inc. as nominee for Hamilton Mortgage Corporation, which said mortgage was dated August 16, 2005 and was recorded August 26, 2005 in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050826000440690 said mortgage having subsequently been transferred and assigned to Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, by instrument recorded on July 12, 2013, Instrument Number 20130712000284790, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Mortgagee/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 of 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 Mortgagee/Transferee, an attorney of the Mortgagee/Transferee or any person conducting said sale for the Mortgagee/Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee/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 ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America 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 sale of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 25, 2018, August 1, 2018, and August 8, 2018; and

WHEREAS, on August 20, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly conducted, and Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; 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 Thirty Thousand One Hundred Thirty-One And 75/100 Dollars (\$130,131.75) on the indebtedness secured by said mortgage, the said Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, by and through Brock & Scott, PLLC as attorney for said Mortgagee/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:

Lot 49, according to the Survey of Forest Hills Second Sector, as recorded in Map Book 21, page 50, in the Probate Office of 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 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 ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America has caused this instrument to be executed by and through Brock & Scott, PLLC, as attorney for said Mortgagee/Transferee, and has hereto set its hand and seal on this 22nd day of August, 2018.

Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America

By: Brock & Scott, PLLC

Its: Attorney

By:

F. Wayne Keith

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that F. Wayne Keith, whose name as attorney of Brock & Scott, PLLC, acting in its capacity as attorney for Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America 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/she, as attorney and with full authority, executed the same voluntarily for and as the act of Brock & Scott, PLLC, acting in its capacity as attorney for said Mortgagee/Transferee on the day the same bears date.

Given under my hand and official seal on this the 22nd day of August, 2018.

Terris S Keith
Notary Public

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith

Law Offices of Brock & Scott, PLLC

120 Bishop Circle

Pelham, Alabama 35124



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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

Grantors' Name: James C Olliff
Elizabeth A Olliff

Mailing Address: 628 Forest Hills Road
Alabaster, AL 35007

Grantee's Name: Federal National Mortgage Association ("Fannie Mae"), a corporation
organized and existing under the laws of the United States of America

Mailing Address: c/o Seterus, Inc. 14523 Southwest Millikan Way, Suite 200
Beaverton, OR 97005

Property Address: 628 Forest Hills Road, Alabaster, AL 35007

Date of Transfer: August 22, 2018

Total Purchase Price: \$130,131.75

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other FCD

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: August 21, 2018

Law Offices of Brock & Scott, PLLC.

Sign


F. Wayne Keith, Attorney


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