

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Knox E. Faulkner a/k/a Knox Elder Faulkner and wife, Betty B. Faulkner, did on the 17th day of August, 1998, execute a mortgage to National Bank of Commerce of Birmingham

, which mortgage is recorded in Instrument #1998-32339 ~~XXXX~~, in the Office of the Judge of Probate of Shelby County, Alabama; ~~and~~ which said mortgage was ultimately transferred and assigned to Federal National Mortgage Association, a corporation organized and existing under the laws of the United States, by instrument recorded in Instrument #2002-14574, in said Probate Office; and

WHEREAS, default was made in the payment of said indebtedness secured by said mortgage, and the said Federal National Mortgage Association, Transferee,

did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof by publication in the Shelby County Reporter a newspaper of general circulation in Shelby County, Alabama, in its issues of May 1, 2002, May 8, 2002 and May 15, 2002; and

WHEREAS, on May 22, 2002, the day on which the foreclosure sale was due to be held, according to said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said Federal National Mortgage Association, Transferee,

did offer for sale and did sell at public outcry, in front of the Courthouse door of Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of the said Federal National Mortgage Association, Transferee,

in the amount of -----ONE HUNDRED SIXTY EIGHT THOUSAND SEVEN HUNDRED TWELVE AND 06/100-----(\$168,712.06)----- Dollars, which sum the said Federal National Mortgage Association, Transferee,

offered to credit to the indebtedness secured by said mortgage and said property was thereupon sold to the said Federal National Mortgage Association, Transferee; and

WHEREAS, David J. Chastain conducted said sale on behalf of Federal National Mortgage Association, Transferee; and

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale, a deed to the property so purchased;

NOW THEREFORE, in consideration of the premises and of a credit in the amount of -----ONE HUNDRED SIXTY EIGHT THOUSAND SEVEN HUNDRED TWELVE AND 06/100-----(\$168,712.06)-----Dollars, on the indebtedness secured by said mortgage, the said Federal National Mortgage Association, Transferee,

by David J. Chastain, its duly authorized agent and auctioneer

THIS INSTRUMENT WAS PREPARED BY  
DAVID J. CHASTAIN, ATTORNEY  
FRANK NELSON BUILDING  
205 20TH STREET NORTH, SUITE 227  
BIRMINGHAM, ALABAMA 35203-3687

conducting said sale, does hereby grant, bargain, sell and convey unto the said Federal National Mortgage Association, Transferee,

the following described property situated in Shelby County, Alabama, to-wit:

Lot 18, Block 2, according to the Survey of Kirkwall, a subdivision of Inverness, as recorded in Map Book 6, Page 152, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the said Federal National Mortgage Association, Transferee,

forever, subject, however, to the rights of redemption.

IN WITNESS WHEREOF, the said Federal National Mortgage Association, Transferee,

by David J. Chastain, as Auctioneer conducting said sale, caused these presents to be executed on this the 22nd day of May, ~~2001~~ 2002.

FEDERAL NATIONAL MORTGAGE ASSOCIATION,  
Transferee

BY

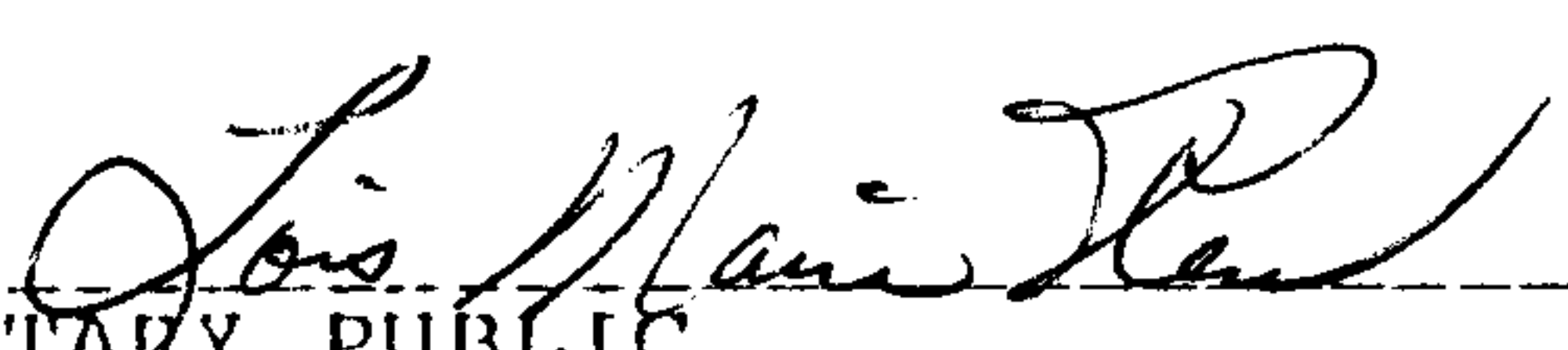
  
DAVID J. CHASTAIN  
AGENT AND AUCTIONEER

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that David J. Chastain, whose name as Auctioneer and Agent for Federal National Mortgage Association, Transferee,

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 the conveyance, he, in his capacity as such Auctioneer and Agent, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of May, 2002. ~~XXXXX~~

  
NOTARY PUBLIC

MY COMMISSION EXPIRES: OCTOBER 29, 2004

ADDRESS OF TRANSFeree:  
c/o Hibernia National Bank  
P. O. Box 481  
Baton Rouge, LA 70821