

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore, on, July 20, 1979, to-wit, David W. Taylor and wife, Becky B. Taylor, executed and delivered to Real Estate Financing, Inc., a mortgage conveying to Real Estate Financing, Inc., the property hereinafter described, which said mortgage was given to secure an indebtedness there in mentioned, and which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Mortgage Book 394, at Page 500; corrected and recorded in Mortgage Book 396, Page 60; said Mortgage having been duly transferred and assigned by Real Estate Financing, Inc. to Federal National Mortgage Association by instrument dated September 20, 1979 and recorded in Misc. Book 32, Page 361, corrected and recorded in said Probate Office in Misc. Book 32, Page 821; and

WHEREAS, it was provided in said mortgage that if a default was made in the payment of the note, and each and every installment thereof, evidencing the indebtedness secured by said Assignee as they or any part thereof became due, then Real Estate Financing, Inc. would have the right to declare the entire indebtedness secured by said mortgage due and payable at once and to sell the property conveyed by said mortgage at public outcry for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama, after first giving notice of the time, place and terms of said sale for three weeks by publication in any newspaper then published in said County; and

WHEREAS, it was further provided in said mortgage that in the event of such sale the said mortgage was authorized and empowered to purchase the property conveyed in said mortgage if the higher bidder therefor, the same as if it were a stranger to said conveyance and in such event the auctioneer or person making said sale was empowered, directed and authorized to execute a deed to such purchaser at said sale in the names of the Mortgagors; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and said Federal National Mortgage Association, as Assignee, did declare all of the indebtedness secured by said mortgage due and payable; and

WHEREAS, Federal National Mortgage Association, as Assignee, acting under the power of sale contained in said mortgage, did give notice for three weeks by weekly insertion in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of November 19, 2003, November 26, 2003 and December 3, 2003, that it would sell said property at the Shelby County Courthouse door in the City of Columbiana, Alabama, at auction to the highest bidder for cash, during the legal hours of sale on December 17, 2003; and

WHEREAS, after having given said notice, Federal National Mortgage Association, as Assignee, on the 17th day of December, 2003, during the legal hours of sale, did offer said property to the highest bidder for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama; and

WHEREAS, N.N., LLC, being the highest, best and last bidder at said sale, became the purchaser of said property at and or the sum of Thirty-Six Thousand Five Hundred and 00/100 Dollars (\$36,500.00).

NOW, THEREFORE, David W. Taylor and Becky B. Taylor, by Mark A. Pickens, the auctioneer making said sale, and Mark A. Pickens, as said auctioneer, for and in consideration of the premises and the sum of Thirty-Six Thousand Five Hundred and 00/100 Dollars (\$36,500.00), applied by Federal National Mortgage Association, as Assignee, to the indebtedness secured by said mortgage, does hereby Grant, Bargain, Sell and Convey unto the said N.N., LLC, its successors and assigns, the following described property, situated in Shelby County, State of Alabama, to-wit:

Begin at a point where the North line of the Southeast Quarter of the Northwest Quarter of Section 7, Township 19 South, Range 1 West intersects the East line of Cahaba Valley Road; thence-run in a Southwesterly direction along the Easterly right-of-way of said road a distance of 75 feet to a point; thence Easterly and parallel with the North line of said Quarter-Quarter Section a distance of 300 feet to a point, thence Northeast and parallel with the Easterly line of right-of-way of said road a distance of 75 feet to the North line of said Quarter-Quarter Section; thence Westerly along the North line of said Quarter-Quarter Section 300 feet; said point of beginning being in the Southeast Quarter of the Northwest Quarter of Section 7, Township 19 South, Range 1 West; also 1/2 acre more or less, fronting 75 feet of Cahaba Valley Road and extending back a uniform width of 300 feet, more particularly described as follows: Beginning at a point where said road intersects with the South line of the Northeast Quarter of the Northwest Quarter of said Section 7; thence run parallel with the road in a Northeasterly direction a distance of 75 feet; thence in an Easterly direction and parallel with the Section Line a distance of 300 feet; thence parallel to said road in a Southwesterly direction of 75 feet; thence Westerly along the South line of the Northeast Quarter of the Northwest Quarter 300 feet to the point of beginning.

This conveyance is made subject to any and all easements, encumbrances, restrictions, reservations and rights of way, if any, appearing of record affecting the above described property. This conveyance is also made subject to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America and unpaid taxes, if any.

TO HAVE AND TO HOLD, the aforegranted property unto the said N.N., LLC, its successors and assigns forever.

IN WITNESS WHEREOF, David W. Taylor and Becky B. Taylor, by Mark A. Pickens, the person making said sale, Federal National Mortgage Association, as Assignee, by Mark A. Pickens, as auctioneer and the person making said sale, and Mark A. Pickens, as auctioneer and the person making said sale, have caused this instrument to be executed on this, the 17th day of December, 2003.

DAVID W. TAYLOR,
and wife, BECKY B. TAYLOR

By: [Signature]
As auctioneer and the person
making said sale

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: [Signature]
As auctioneer and the person
making said sale

By: [Signature]
As auctioneer and the person
making said sale

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that **Mark A. Pickens**, whose name as auctioneer and the person conducting said sale, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in her capacity as auctioneer and the person making said sale, and with full authority, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal, this 17th day of December, 2003.

Amy L Clark
Notary Public
My Commission Expires 8/1/25

This instrument was prepared by:
Bowdy J. Brown, Esq.
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