

SEND TAX NOTICE TO:
National City Mortgage
3232 Newmark Drive
Miamisburg, OH 45342

CM #: 86068

STATE OF ALABAMA)

COUNTY OF SHELBY)

CORRECTIVE FORECLOSURE DEED

****This Corrective Foreclosure Deed is being recorded to correct that certain Foreclosure Deed recorded in Instrument No. 20080312000102770 in the Probate Office of Shelby County, Alabama which inadvertently omitted mortgage recording information****

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 28th day of July, 2006, Nathan Drew Mahan, a married man not joined by spouse, executed that certain mortgage on real property hereinafter described to National City Mortgage A Division of National City Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20060816000399180, said mortgage having subsequently been transferred and assigned to National City Mortgage a Division of National City Bank, ("Mortgagee"); and

WHEREAS, in and by said mortgage, the Mortgagee 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 Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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 National City Mortgage, a division of National City Bank 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 January 30, 2008, February 6, 2008, and February 13, 2008; and

WHEREAS, on March 4, 2008, 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 National City Mortgage, a division of National City Bank 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, Michael Corvin as member of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said National City Mortgage, a division of National City Bank ; and

WHEREAS, National City Mortgage, a division of National City Bank, was the highest bidder and best bidder in the amount of One Hundred Forty-Six Thousand Four Hundred Eighty-Four And 40/100 Dollars (\$146,484.40) on the indebtedness secured by said mortgage, the said National City Mortgage, a division of National City Bank, by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto National City Mortgage, a division of National City Bank, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 155, according to the final plat Holland Lakes, Sector 2, Phase 2, as recorded in Map Book 36, page 55, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto National City Mortgage, a division of National City Bank 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



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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, National City Mortgage, a division of National City Bank, has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this March 4, 2008.

National City Mortgage, a division of National City Bank

By: Corvin Auctioneering, LLC

Its: Auctioneer and Attorney-in-Fact

By: _____

Michael Corvin, Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as member of Corvin Auctioneering, LLC acting in its capacity as auctioneer and attorney-in-fact for National City Mortgage, a division of National City Bank, 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, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this March 4, 2008.

Notary Public

My Commission Expires: _____

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

MICHELLE LYNN WILLIAMS
MY COMMISSION
EXPIRES 8/13/12