

AUCTIONEER'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, **PATRICIA TILLERY REESE AND STEPHEN D. TOURTELLOTTE**, husband and wife, executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender, Advance Mortgage & Investment Company of North FL Inc., and Lender's successor and assigns dated the 20th day of July, 2007, on that certain real property hereinafter described, which mortgage is recorded in Instrument No. 20070731000355060, of the records in the Office of the Judge of Probate, Shelby County, Alabama; said beneficial interest in said mortgage having been transferred to AMTRUST BANK ; and

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the front door of the Courthouse of Shelby County, Alabama, Main Street, Columbiana, AL 35051, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in The Shelby County Reporter, a newspaper published in the City of Columbiana, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper January 13th, 20th, and 27th, 2010; fixing the time of the sale of said property to be during the legal hours of sale on the 8th day of February, 2010, and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, Alabama, and the terms of the sale to be cash; and

WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 8th day of February, 2010, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale FEDERAL NATIONAL MORTGAGE ASSOCIATION, was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of **\$202,501.75** cash in hand paid by said purchaser to Marcus Clark, as auctioneer who conducted the sale on behalf of the owner of said mortgage; the said AMTRUST BANK, by and through Marcus Clark as such auctioneer, and as its attorney-in-fact, and PATRICIA TILLERY REESE AND STEPHEN D. TOURTELLOTTE by Marcus Clark, as their attorney-in-fact, under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:


**LOT 45, ACCORDING TO THE SURVEY OF COUNTRYWIDE AT
CHELSEA, THIRD SECTOR, AS RECORDED IN MAP BOOK 12, PAGE 84,
IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, the purchaser at said sale, its successors and assigns, forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said AMTRUST BANK, and PATRICIA TILLERY REESE and STEPHEN D. TOURTELLOTTE, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on this the 8TH day of February, 2010.



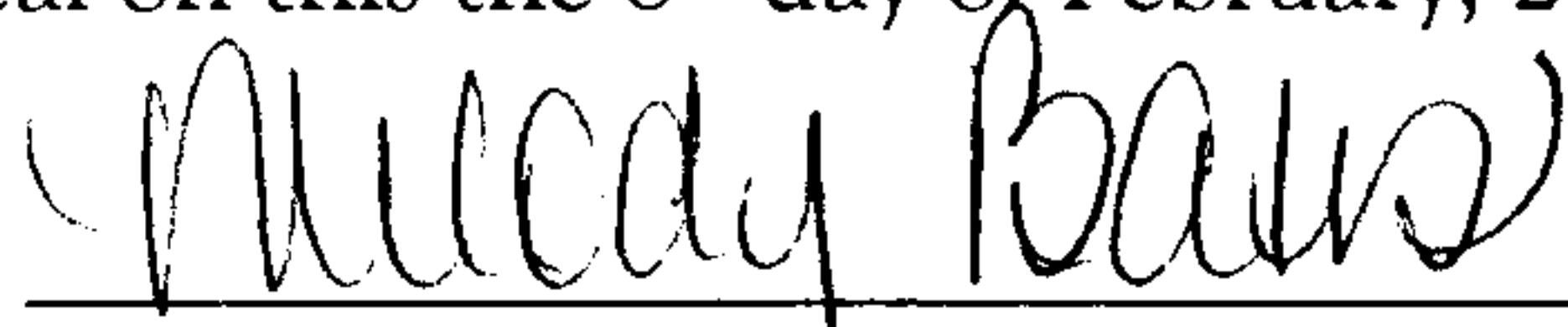
20100412000110280 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
04/12/2010 11:49:13 AM FILED/CERT

AMTRUST BANK
BY: 
MARCUS CLARK
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA
COUNTY OF Cullman

I, the undersigned Notary Public in and for said State and County, hereby certify that **MARCUS CLARK**, whose name as attorney-in-fact and auctioneer for **AMTRUST BANK**, and **PATRICIA TILLERY REESE AND STEPHEN D. TOURTELLOTTE**, husband and wife, 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 said conveyance, he, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 8th day of February, 2010.



NOTARY PUBLIC, State at Large

My Commission Expires: ~~MY COMMISSION EXPIRES 07-27-2011~~

Grantee's address:

1111 Chester Ave Suite 200
Cleveland, OH 44114

This instrument prepared by:

William S. McFadden, Esq.
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Doc ID #