

This Instrument Prepared By:
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, AL 35203
(205) 250-8400

Send Tax Notice To:
Federal National Mortgage Association
Attn: Tax Dept.
P.O. Box 650043
Dallas, TX 75265

FORECLOSURE DEED


20100819000266770 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
08/19/2010 02:01:12 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: March 2, 2001, Rebecca Thomas, A Single Woman, mortgagor, executed a certain mortgage to Compass Bank which said mortgage is recorded in Instrument #2001-09057, in the Office of the Judge of Probate of Shelby County, Alabama. Said mortgage being 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 # 20080605000229360, in said Probate Office; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Federal National Mortgage Association, a corporation organized and existing under the laws of the United States did declare all of the indebtedness secured by said mortgage due and payable, and said mortgage subject to foreclosure as therein provided 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 July 21, 28 and August 04, 2010; and,

WHEREAS, on August 13, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said Federal National Mortgage Association, a corporation organized and existing under the laws of the United States did offer for sale and sell at public outcry, in front of the main entrance of the

Courthouse in Shelby County, Alabama, all of its rights, title and interest in the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Federal National Mortgage Association in the amount of One Hundred Sixteen Thousand Nine Hundred Fifty-Nine and 57/100 Dollars (\$116,959.57) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Federal National Mortgage Association; and,

WHEREAS, Karen G. Knowlton, agent and attorney-in-fact for Federal National Mortgage Association, a corporation organized and existing under the laws of the United States, acted as auctioneer as provided in said mortgage and conducted the said sale; 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 the credit of One Hundred Sixteen Thousand Nine Hundred Fifty-Nine and 57/100 Dollars (\$116,959.57), Rebecca Thomas, A Single Woman, mortgagor, by and through the said Karen G. Knowlton, agent and attorney-in-fact for Federal National Mortgage, a corporation organized and existing under the laws of the United States, do grant, bargain, sell and convey unto the said Federal National Mortgage Association, all of their rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 32, According To The Survey Of The Willow Ridge Addition To Indian Springs, As Recorded In Map Book 7, Page 76, In The Probate Office Of Shelby County, Alabama

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances or other interests of record.

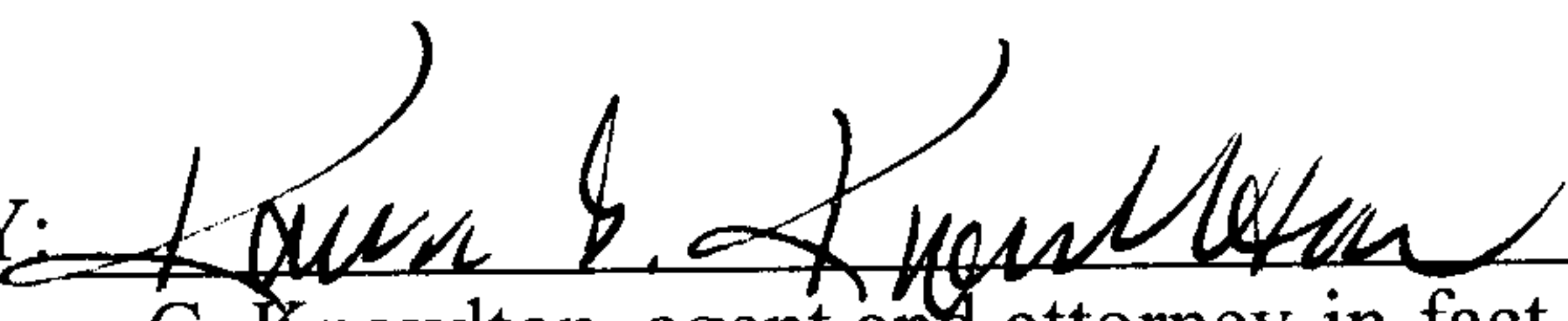
SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

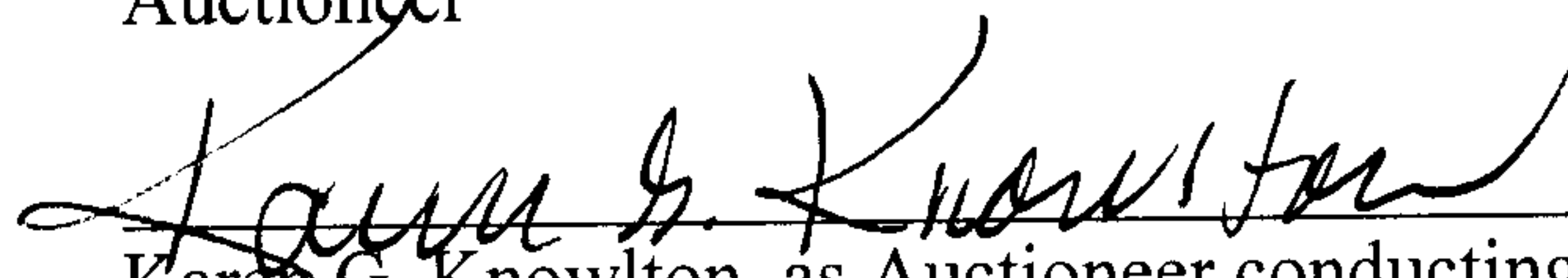
TO HAVE AND TO HOLD, the above described property unto the said Federal National Mortgage Association, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.

IN WITNESS WHEREOF, the said Federal National Mortgage Association, a corporation organized and existing under the laws of the United States, by Karen G. Knowlton, agent and attorney-in-fact for Federal National Mortgage Association, a corporation organized and existing under the laws of the United States, as auctioneer conducting said sale, has caused these presents to be executed on this, the 13th day of August, 2010.

Compass Bank

BY:


Karen G. Knowlton, agent and attorney-in-fact for Federal National Mortgage Association, a corporation organized and existing under the laws of the United States, as Auctioneer

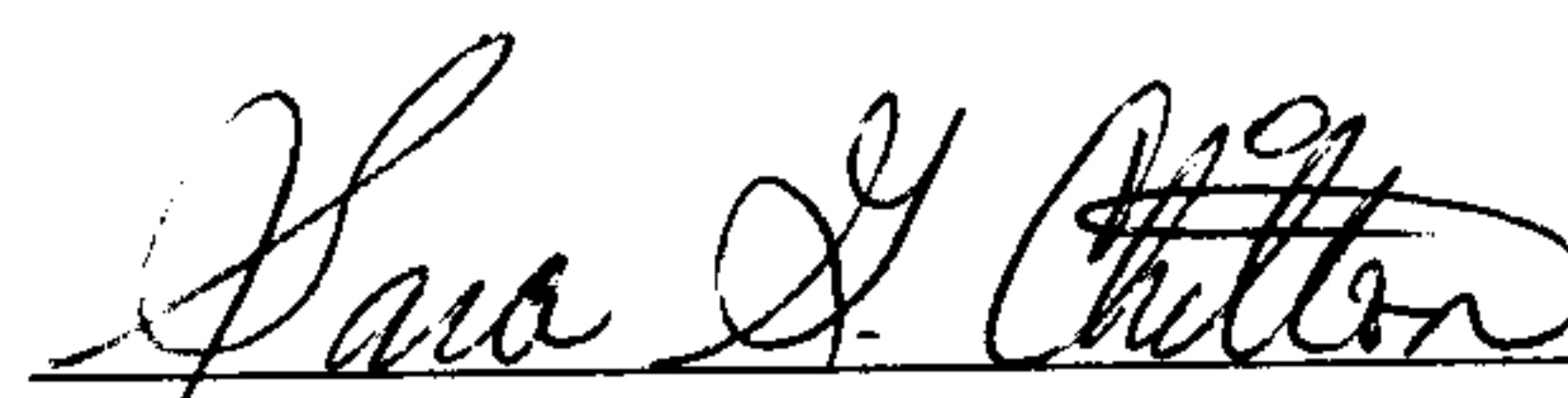

Karen G. Knowlton, as Auctioneer conducting said sale

THE STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen G. Knowlton, whose name as agent and attorney-in-fact for Federal National Mortgage Association, a corporation organized and existing under the laws of the United States as auctioneer conducting said sale, 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 this conveyance, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 13th day of August, 2010.



Notary Public

12-09-2011