


STATE OF ALABAMA)

COUNTY OF SHELBY)

  
20100917000305170 1/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
09/17/2010 10:24:16 AM FILED/CERT

### FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on, to-wit: the 16<sup>th</sup> day of March, 2007, PATRICK A. NELSON and NATALIE P. NELSON, husband and wife, executed a mortgage to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Solely as nominee for AMERICAPITAL FUNDING CORP., its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on 5<sup>th</sup> day of April, 2007, in Document No. 20070405000156690, Probate Records of Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which said mortgage was subsequently assigned to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, by assignment dated 2<sup>nd</sup> day of September, 2010, and recorded in Document No. 20100917000305160, Probate Records of Shelby County, Alabama; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee or its assigns shall have the authority to sell said property before the Courthouse Door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and thereafter notice was published in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the 11<sup>th</sup> day of August, 2010, and the 18<sup>th</sup> day of August, 2010, and the 25<sup>th</sup> day of August, 2010, that the hereinafter described property would be sold before the front door of the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on the 8<sup>th</sup> day of September, 2010, and

WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, became the purchaser of the hereinafter described property at and for the sum of **\$208,300.00**, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, JAMES J. ODOM, JR., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by **FEDERAL NATIONAL MORTGAGE ASSOCIATION**;

NOW THEREFORE, IN consideration of the premises PATRICK A. NELSON and NATALIE P. NELSON, husband and wife, and **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION** the following described real property situated in Shelby County, Alabama, to-wit:

All that parcel of land in Shelby County, State of Alabama, ID #098330001001048, being known and designated as: Lot 417, according to the Survey of Yellowleaf Ridge Estates, 4th Sector, as recorded in Map Book 24 Page 125 in the Probate Office of Shelby County, Alabama; being situate in Shelby County, Alabama. Mineral and mining rights excepted. By fee simple deed from McGinnis Construction Co., Inc. as set forth in Book 2000 Page 10606 Dated 03/24/2000 and recorded 04/03/2000, Shelby County Records, State of Alabama.

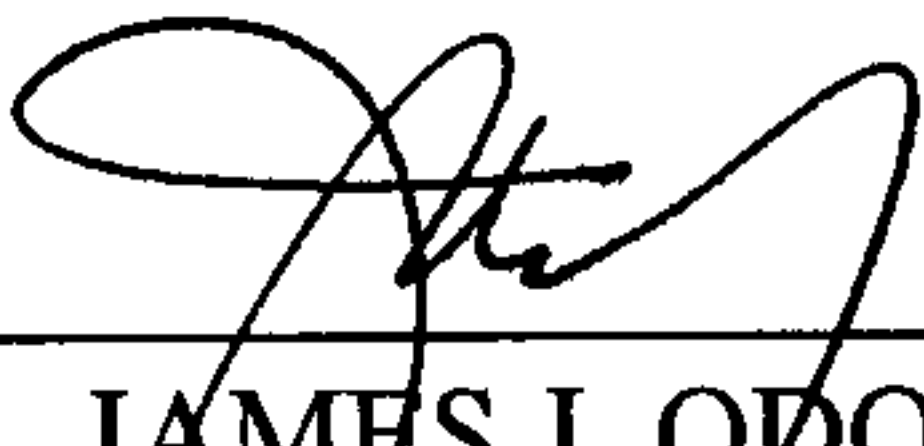
TO HAVE AND TO HOLD unto the **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said **FEDERAL NATIONAL MORTGAGE**



**ASSOCIATION**, under and by virtue of the power and authority contained in the aforesaid mortgage. Subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said PATRICK A. NELSON and NATALIE P. NELSON, husband and wife, and **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

PATRICK A. NELSON and NATALIE P. NELSON, husband and wife, and **FEDERAL NATIONAL MORTGAGE ASSOCIATION**


BY:   
JAMES J. ODOM, JR.  
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that JAMES J. ODOM, JR. whose name as attorney-in-fact and auctioneer for PATRICK A. NELSON and NATALIE P. NELSON, husband and wife, and **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 14<sup>th</sup> day of September, 2010.

  
Notary Public  
My Commission Expires: 3/2/2011

THIS INSTRUMENT PREPARED BY:  
ROBERT J. WERMUTH  
STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.  
P.O. BOX 307  
HUNTSVILLE, AL 35804

Grantees Address:  
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