


SEND TAX NOTICE TO:
OneWest Bank, FSB
888 East Walnut Street
Pasadena, CA 91101


20110211000049330 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
02/11/2011 10:53:18 AM FILED/CERT

CM #: 202096

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 12th day of March, 1998, Alfred W. Clark, Jr., a married man, executed that certain mortgage on real property hereinafter described to Standard Mortgage Corporation of Georgia, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number: 1998-09376, said mortgage having subsequently been transferred and assigned to OneWest Bank, FSB, by instrument recorded in Instrument No. 20100609000182290, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee 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 OneWest Bank, FSB 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 December 29, 2010, January 5, 2011, and January 12, 2011; and

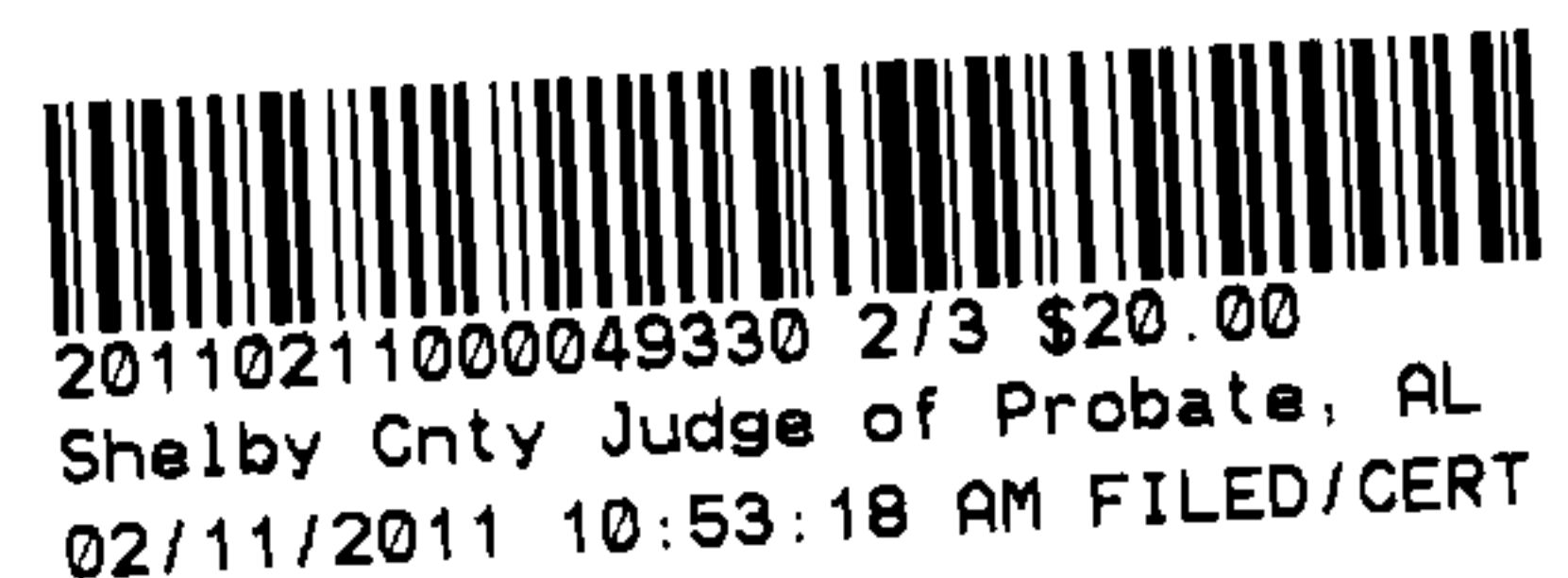
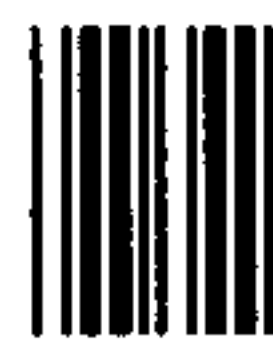
WHEREAS, on January 28, 2011, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and OneWest Bank, FSB did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said OneWest Bank, FSB; and

WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of Eighty-Seven Thousand Nine Hundred Thirty-Nine And 16/100 Dollars (\$87,939.16) on the indebtedness secured by said mortgage, the said OneWest Bank, FSB, by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Fannie Mae a/k/a Federal National Mortgage Association, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Southeast 1/4 of the Southeast 1/4, Section 34, Township 20 South, Range 3 West, and run along said 1/4-1/4 line North 88 degrees 47 minutes East 315 feet; thence North 2 degrees West 449.5 feet; thence South 88 degrees 47 minutes West 15 feet; thence North 2 degrees West 407 feet to the point of beginning of the lot herein described; thence continue along the same said course, in the same said course, in the same direction, a distance of 137 feet to the South right of way line of the Alabaster and Helena Road; thence run in a Westerly direction along the South boundary of said right of way line of the Alabaster and Helena Road a distance of 117 feet; thence run in a Southerly direction parallel with the East boundary of the lot herein described a distance of 137 feet to a point; thence run in an Easterly direction to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Fannie Mae a/k/a Federal National Mortgage Association 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 laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or

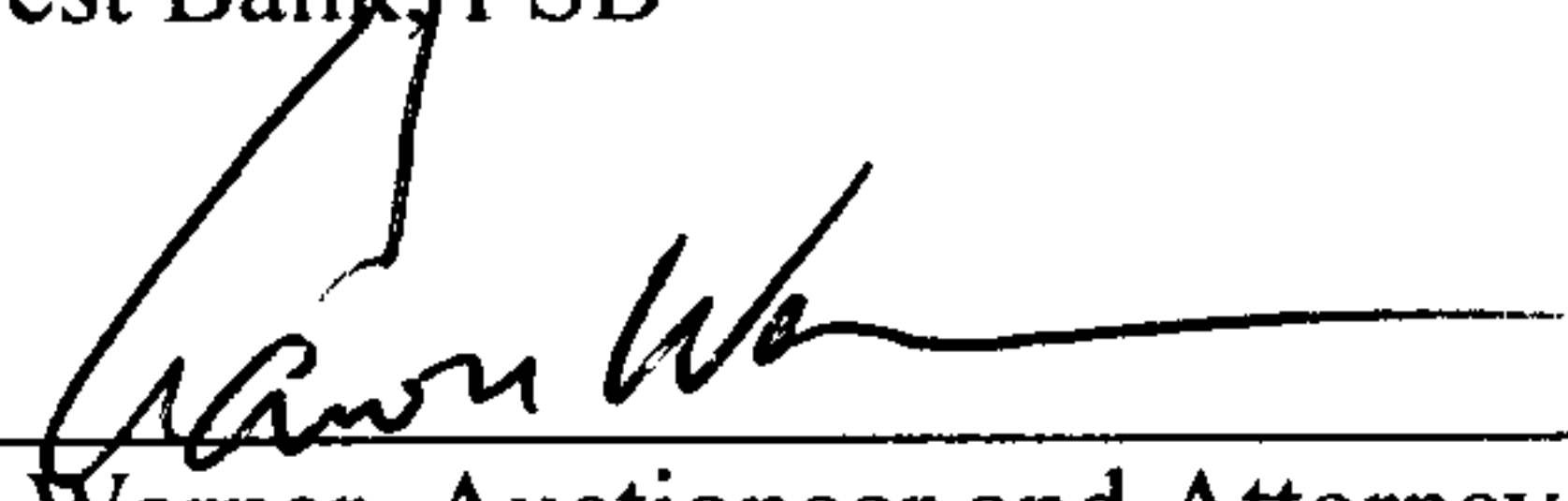


unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, OneWest Bank, FSB, has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this January 28, 2011

OneWest Bank, FSB

By:



Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, acting in his/her capacity as auctioneer and attorney-in-fact for OneWest Bank, FSB, 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/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this January 28, 2011


Notary Public

My Commission Expires:

MY COMMISSION EXPIRES SEPTEMBER 11, 2012

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



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