

SEND TAX NOTICE TO:
EverHome Mortgage Company
8100 Nations Way
Jacksonville, FL 32256

CM #: 218172

STATE OF ALABAMA)

COUNTY OF SHELBY)

20110615000177000 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
06/15/2011 04:08:35 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 6th day of June, 2007, Steven O. Smith and wife, Evelyn Crystal Brasher Smith, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Walton Mortgage, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070608000267790, said mortgage having subsequently been transferred and assigned to EverBank, by instrument recorded in Instrument No. 20110505000136720, 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 EverBank 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 May 11, 2011, May 18, 2011, and May 25, 2011; and

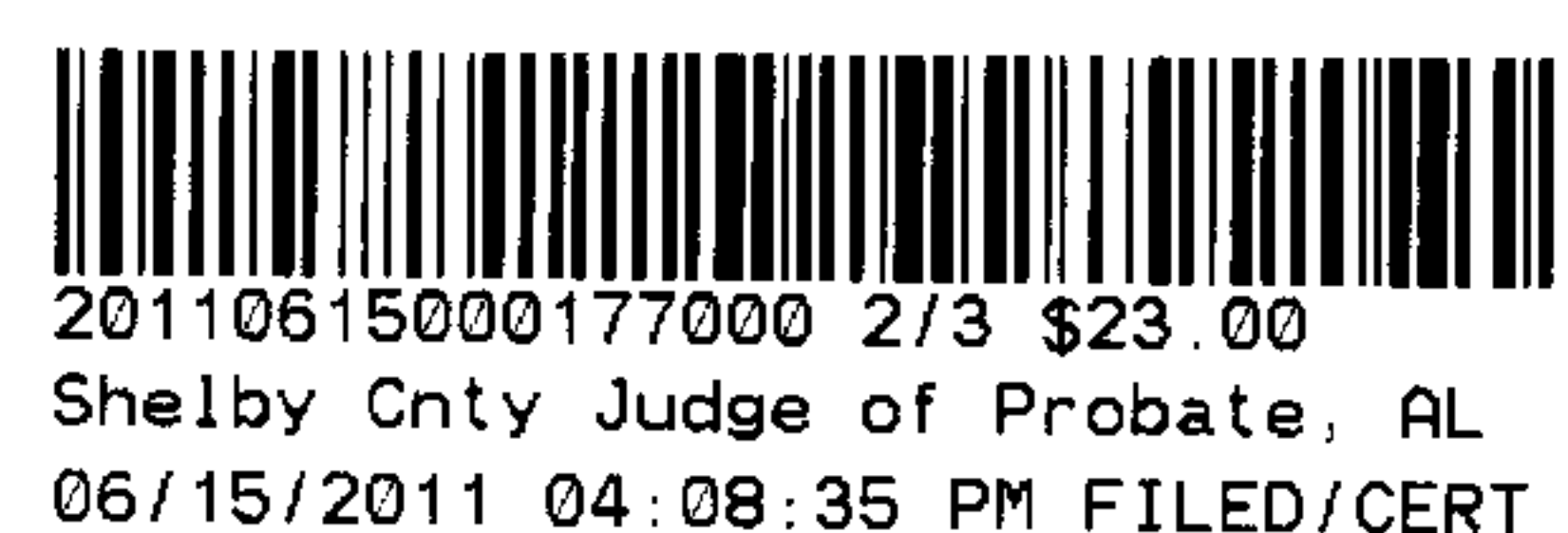
WHEREAS, on May 31, 2011, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and EverBank did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Nelson as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said EverBank ; and

WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of Ninety-Six Thousand Seventy-Six And 54/100 Dollars (\$96,076.54) on the indebtedness secured by said mortgage, the said EverBank , by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale 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:

A parcel of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows: Begin at a 1 inch open pipe at the Southwest corner of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama; thence run East along the South line of said Section a distance of 732.38 feet to a 5/8 inch rebar; thence turn a right interior angle of 65 Degrees 00 Minutes 19 Seconds and run Northeasterly a distance of 251.05 feet to a 2 inch open pipe, being the point of beginning of the herein described parcel; thence turn right 92 Degrees 45 Minutes 17 Seconds and run Northeasterly a distance of 270.55 feet to a 3/4 inch open pipe on the West right of way line of Alabama Highway No. 25; thence turn a right interior angle of 80 Degrees 16 Minutes 08 Seconds and run Northwesterly along said right of way line a distance of 150.47 feet to an axle; thence turn a right interior angle of 86 Degrees 44 Minutes 30 Seconds and run Southwesterly a distance of 256.03 feet to a 5/8 inch rebar; thence turn a right interior angle of 100 Degrees 14 Minutes 05 Seconds and run Southeasterly a distance of 90.92 feet 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, EverBank, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale for said Transferee.

EverBank

By: AMN Consulting, LLC
Its: Auctioneer

By: Aaron Nelson
Aaron Nelson, Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Consulting, LLC acting in its capacity as auctioneer for EverBank, 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 on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 9th day of June, 2011

Candra Rashae Reese

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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