

20110909000266870 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
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AUCTIONEER'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, STANLEY JOHNSON, Husband and KELLI CHRISTIAN, Wife executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender, Nationwide Advantage Mortgage Company, Inc., and Lender's Successors and Assigns on the 1st day of July, 2005 on that certain real property hereinafter described, which mortgage is recorded in Instrument No. 20050712000347610, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to Nationwide Advantage Mortgage Company by instrument recorded in Book LR201104, Page 20160 and re-recorded in Instrument No. 20110617000179200 of said Probate Court records; 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 Courthouse door in the City of Columbiana, County of Shelby, Alabama, 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 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 on July 27th, August 3rd and August 10th, 2011,; fixing the time of the sale of said property to be during the legal hours of sale on the 15th day of August, 2011, 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 15th day of August, 2011, 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 **\$114,933.47** 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 Nationwide Advantage Mortgage Company, by and through Marcus Clark as such auctioneer, and as its attorney-in-fact, and Stanley Johnson and Kelli Christian 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:

Unit 311, according to the Survey of Cambrian Wood Condominium, as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama, and also as established by Declaration of Condominium, By-Laws and Amendments thereto, as recorded in Misc. Book 12, Page 87, and amended by Misc. Book 13, Page 2, Misc. Book 13, Page 4 and Misc. Book 13, Page 344 and Misc. Book 52, Page 318, in the Probate Office of Shelby County, Alabama, together with an undivided interest in the common elements as set forth in said Declaration, being situated in 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

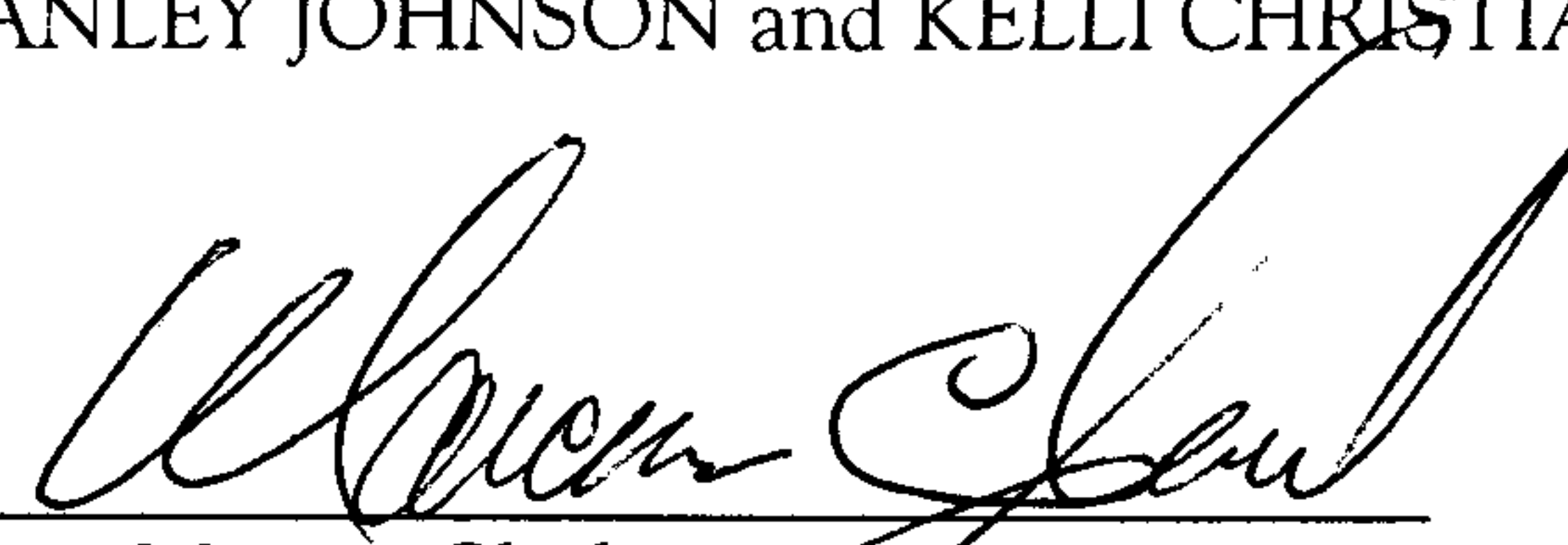
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redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any and all ad valorem taxes due or assessed.

IN WITNESS WHEREOF, the said Nationwide Advantage Mortgage Company, and Stanley Johnson and Kelli Christian, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on this the 15th day of August, 2011.

NATIONWIDE ADVANTAGE MORTGAGE
COMPANY and
STANLEY JOHNSON and KELLI CHRISTIAN

BY:

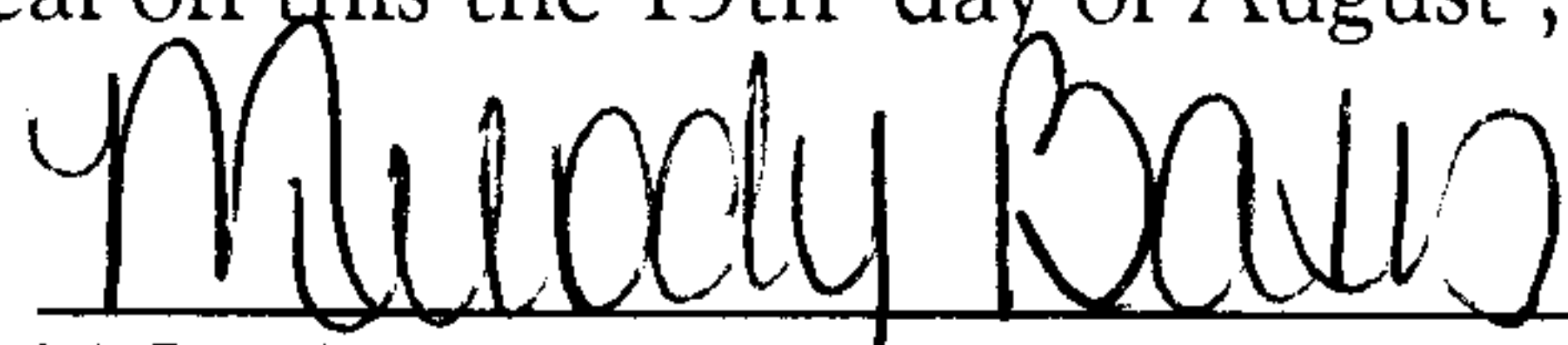


Marcus Clark
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA
COUNTY OF SHELBY

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 Nationwide Advantage Mortgage Company, and Stanley Johnson and Kelli Christian 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 15th day of August, 2011.



NOTARY PUBLIC
My Commission Expires: 7/29/15

Grantee's address:

1100 Locust St., Dept. 2009
Des Moines, IA 50391-2009

This instrument prepared by:

Beth McFadden Rouse
McFADDEN, LYON & ROUSE, L.L.C.
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