


SEND TAX NOTICE TO:
Federal National Mortgage Association
13455 Noel Road, Suite 660
Dallas, TX 75240


20111213000376880 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
12/13/2011 02:22:52 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 16th day of December, 2004, John C. Wright, Jr. a married man, aka John Charles Wright, Jr., executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for New South Federal Savings Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20041221000894290, said mortgage having subsequently been transferred and assigned to PNC Bank, National Association, by instrument recorded in Instrument Number 20110928000287140, 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 PNC Bank, National Association 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 November 2, 2011, November 9, 2011, and November 16, 2011; and



WHEREAS, on December 5, 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 PNC Bank, National Association 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 Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said PNC Bank, National Association ; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Fifty-Seven Thousand Seven Hundred Eighty-One And 82/100 Dollars (\$57,781.82) on the indebtedness secured by said mortgage, the said PNC Bank, National Association , by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto 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 part of Lot 3 Block 5 of Aldmont Subdivision as recorded in Map Book 3, Page 3, in the Probate Office of Shelby County, Alabama, being more particularly described as follows: The Point of Beginning being the Northwest corner of Lot 3 Block 5 and an iron pin found; thence run South along the West line of said lot for a distance of 317.00 feet to an iron pin set; thence deflect an angle left of 85 degrees 41 minutes 09 seconds and run Easterly along the South line of said Lot for a distance of 209.84 feet to an iron pin set; thence deflect an angle left of 92 degrees 43 minutes 50 seconds and run Northerly for a distance of 50.00 feet to an iron pin set; thence deflect an angle right of 92 degrees 43 minutes 50 seconds and run Easterly for a distance of 59.00 feet to an iron pin set; thence deflect an angle left of 92 degrees 43 minutes 50 seconds and run Northerly for a distance of 50.00 feet to an iron pin set; thence deflect an angle right of 92 degrees 43 minutes 50 seconds and run 80.00 feet to an iron pin set, said point lying on the West right of way of Davis-Hawkins (Prentice Street) having a 30.00 feet right of way; thence deflect an angle left of 92 degrees 43 minutes 50 seconds and run Northerly along said right of way for a distance of 205.46 feet to an iron pin set; thence deflect an angle left of 87 degrees 16 minutes 10 seconds and leaving said right of way run Westerly for a distance of 164.00 feet to an iron pin set; thence deflect an angle right of 87 degrees 16 minutes 10 seconds and run Northerly for a distance of 11.00 feet to an iron pin set; thence deflect an angle left of 87 degrees 16 minutes 10 seconds and run Westerly and along the North line of said Lot for a distance of 193.61 feet to the Point of Beginning, said parcel containing 2.27 acres more or less.

TO HAVE AND TO HOLD the above described property unto 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.



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IN WITNESS WHEREOF, PNC Bank, National Association , has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 6 day of Dec, 2011.

PNC Bank, National Association

By: AMN Auctioneering, LLC
Its: Auctioneer

By: [Signature]
Aaron Nelson, Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

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 Auctioneering, LLC acting in its capacity as auctioneer for PNC Bank, National Association , 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 6 day of December, 2011

[Signature]
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES SEPTEMBER 27, 2014

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



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