


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

  
20111215000379430 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
12/15/2011 10:37:04 AM FILED/CERT

STATE OF ALABAMA                )  
  
SHELBY COUNTY                 )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 25th day of February, 2005, Michael D. Mccombs and Dawn M. Mccombs, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for NewSouth Federal Savings Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050304000103890, said mortgage having subsequently been transferred and assigned to EverBank, by instrument recorded in Instrument Number 20111108000336640, in the aforesaid Probate Office (""); and

WHEREAS, in and by said mortgage, the    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    or any person conducting said sale for the    was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the    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 November 16, 2011, November 23, 2011, and November 30, 2011; and

WHEREAS, on December 6, 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 Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said EverBank; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Two Hundred Twenty Thousand Two Hundred Nine And 28/100 Dollars (\$220,209.28) on the indebtedness secured by said mortgage, the said EverBank, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said , 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:

Commence at the Southwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 6, Township 20 South, Range 1 East, and run East along the South Section Line 858.15 feet to a point; thence turn a right interior angle of 95 degrees, 48 minutes, 44 seconds and run Northeasterly 618.48 feet to a 1/2 inch iron pin with yellow plastic cap found on the Southwesterly Right of Way line of Shelby County Highway 445, Dorough Road, and the Point of Beginning of the Property herein described; thence turn a right interior angle of 94 degrees 55 minutes 50 seconds and run Northwesterly along said Right of Way line 170.00 feet to a 1/2 inch iron pin with yellow plastic cap found at the intersection of said right of way line and the Southeasterly Right of Way line of Shelby County Highway 32; thence turn a Right interior angle of 113 degrees 11 minutes 37 seconds and run Southwesterly along said Highway 32 Right of Way line 144.08 feet to a 1/2 inch iron pin found; thence turn a right interior angle of 145 degrees , 18 minutes, 00 seconds and leaving said Highway, run Southerly 858.41 feet to a 5/8 inch iron pin found; thence turn a right interior angle of 89 degrees 39 minutes 29 seconds and run Easterly 140.0 feet to a 1/2 inch iron pin with yellow plastic cap found; thence turn a Right interior angle of 96 degrees 55 minutes 05 seconds and run Northeasterly 948.35 feet to the point of beginning; being a part of the Southwest 1/4 of Southwest 1/4 of Section 6 and the Northwest 1/4 of Northwest 1/4 of Section 7, Township 20 South, Range 1 East, Shelby County, Alabama.

Also known as: Estate "A", as recorded in Map Book 34, Page 144, in the Office of the Judge of Probate of Shelby County, Alabama.

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, EverBank, 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 8 day of Dec, 2011.

EverBank

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 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 8 day of December, 2011

[Signature]  
Notary Public

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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