

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

STATE OF ALABAMA )

SHELBY COUNTY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 6th day of November, 2006, Suzette Anderson, a married woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for MortgageAmerica, INC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070105000005750 and re-recorded in Instrument Number 20070216000072200, said mortgage having subsequently been transferred and assigned to Fannie Mae ("Federal National Mortgage Association"), by instrument recorded in Instrument Number 20110602000162010, 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



20120112000015760 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
01/12/2012 01:29:26 PM FILED/CERT

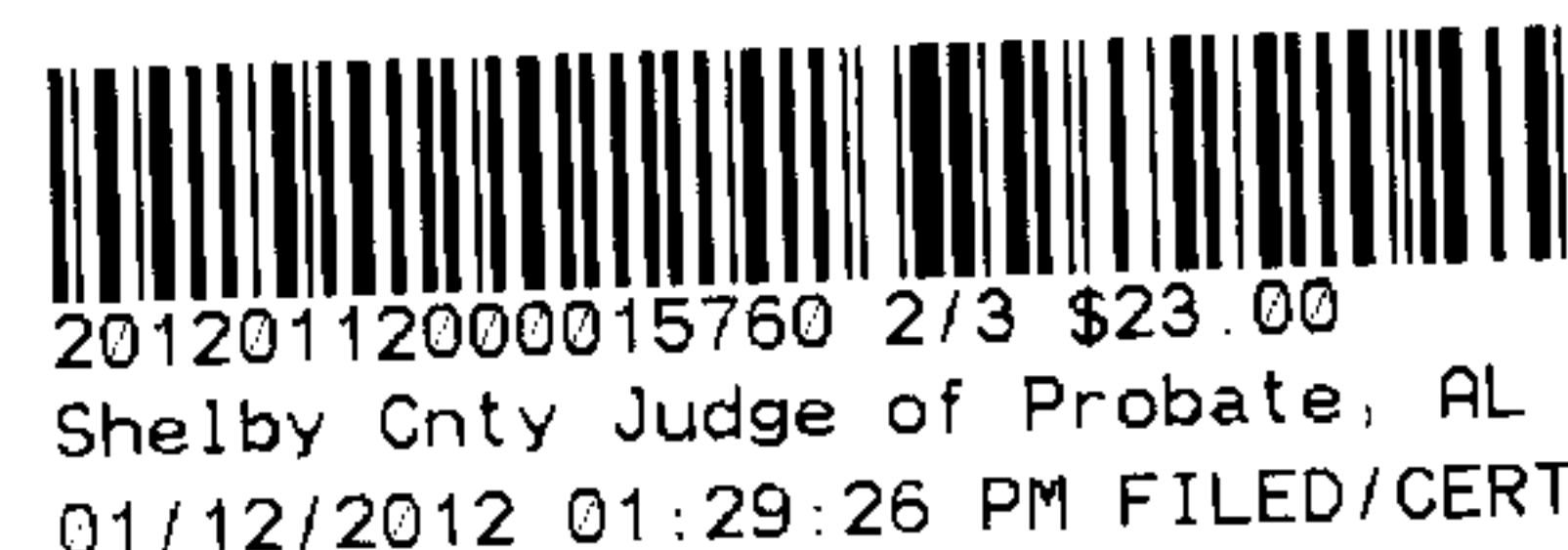
WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Fannie Mae ("Federal National Mortgage Association") did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 7, 2011, December 14, 2011, and December 21, 2011; and

WHEREAS, on January 4, 2012, 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 Fannie Mae ("Federal National Mortgage 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, Michael Corvin as member of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Fannie Mae ("Federal National Mortgage Association"); and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of One Hundred Twelve Thousand Six Hundred Fifty-Six And 71/100 Dollars (\$112,656.71) on the indebtedness secured by said mortgage, the said Fannie Mae ("Federal National Mortgage Association"), by and through Michael Corvin as member of Corvin 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 lot in the Town of Wilsonville, Alabama described as commencing at the intersection of the North line of the McGowan Ferry Public Road and the East line of the Columbiana and Vincent paved Highway No. 25; and run East along the North right of way line of McGowan Ferry Public Road a distance of 538 feet to the point of beginning of the lot herein described; thence run North 210 feet; thence run East 110 feet; thence run South 210 feet to the McGowan Ferry Road; thence run West along the North margin of McGowan Ferry Road a distance of 110 feet to point of beginning, and being a part of the Northwest Quarter of the Northwest Quarter of Section 6, Township 21 South, Range 2 East, 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.

IN WITNESS WHEREOF, Fannie Mae ("Federal National Mortgage Association"), has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 5 day of January, 2012.

20120112000015760 3/3 \$23.00  
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Fannie Mae ("Federal National Mortgage Association")

By: Corvin Auctioneering, LLC  
Its: Auctioneer

By: Michael Corvin, Member

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as member of Corvin Auctioneering, LLC acting in its capacity as auctioneer for Fannie Mae ("Federal National Mortgage 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 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 5 day of January, 2012

[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

