


PREPARED BY: MARK BAKER

JOHNSON & FREEDMAN, LLC

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J1200026AL

FILE NO.: 1168.J1200026AL/I

**STATE OF ALABAMA
COUNTY OF SHELBY**


20120314000089510 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
03/14/2012 02:15:29 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on October 30, 2006, **Jonathan Gaydosh, a single man, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Mortgageamerica, Inc., its successors and assigns, party of the second part** which said mortgage is recorded in Instrument No. 20061107000546870, in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to Federal National Mortgage Association at Instrument No. 2012031400005040; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Fannie Mae ("Federal National Mortgage Association") did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of Jan. 18, Jan. 25 and Feb. 01, 2012; and

WHEREAS, on February 9, 2012, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Fannie Mae ("Federal National Mortgage Association") in the amount of **ONE HUNDRED NINETEEN THOUSAND TWENTY-EIGHT AND 93/100 DOLLARS (\$119,028.93)**;, and said property was thereupon sold to Federal National Mortgage Association; and

WHEREAS, Melvin Cowan conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and ONE HUNDRED NINETEEN THOUSAND TWENTY-EIGHT AND 93/100 DOLLARS (\$119,028.93), on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto Fannie Mae ("Federal

National Mortgage Association"), and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 45, ACCORDING TO THE SURVEY OF SAVANNAH POINTE SECTOR III PHASE I, AS RECORDED IN MAP BOOK 25, PAGE 113, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: Instrument No. 20061107000545860

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association, its successors and assigns forever; subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Jonathan Gaydosh, a single man and Federal National Mortgage Association have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 9th day of February, 2012.

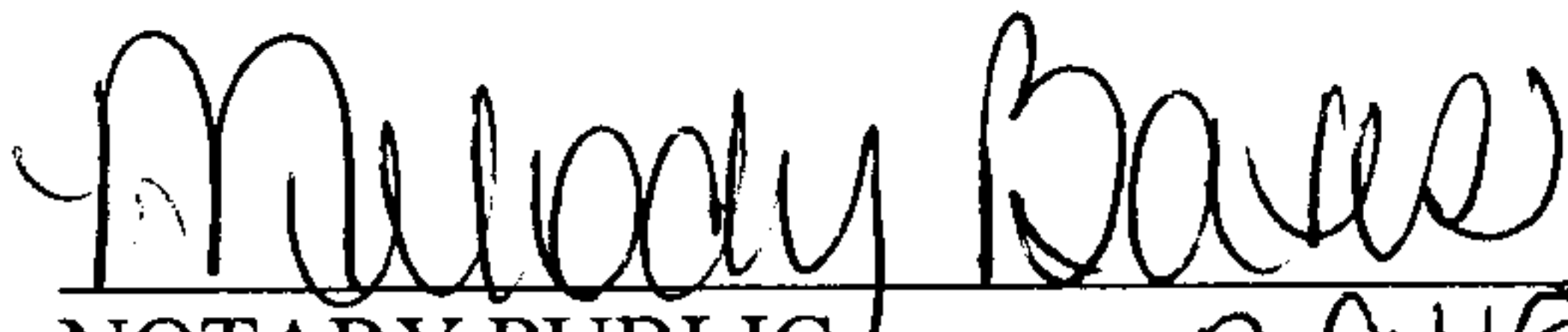
BY:

AS: Auctioneer and Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Melvin Cowan, whose name as attorney-in-fact and auctioneer for Jonathan Gaydosh, a single man and Federal National Mortgage Association, 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/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of February, 2012.


NOTARY PUBLIC
My Commission Expires: 7/29/15

Grantee Name / Send tax notice to:
ATTN:
Seterus, Inc.
14523 SW Millikan Way, Suite 200
Beaverton, OR 97005



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