


SEND TAX NOTICE TO:
Federal Home Loan Mortgage Corporation
c/o M & T Mortgage Corp.
1 Fountain Plaza
Buffalo, NY 14203


20120503000153860 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
05/03/2012 11:55:43 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 26th day of January, 2007, Peggi Davis, single woman ,
executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration
Systems, Inc., solely as nominee for Worthington Mortgage Group, Inc. , which said mortgage was
recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number
20070131000047070, said mortgage having subsequently been transferred and assigned to M&T Bank,
by instrument recorded in Instrument Number 2012031600091910 and re-recorded in Instrument Number
2012041000122610, 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 M&T Bank 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 March 21, 2012, March 28, 2012, and April 4, 2012; and

WHEREAS, on April 23, 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 M&T Bank 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 M&T Bank; and

WHEREAS, Federal Home Loan Mortgage Corporation was the highest bidder and best bidder in the amount of One Hundred Thirteen Thousand Forty And 81/100 Dollars (\$113,040.81) on the indebtedness secured by said mortgage, the said M&T Bank, 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 Home Loan Mortgage Corporation all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 185, according to the map or survey of Phase Two-Hidden Creek III, as recorded in Map Book 26, Page 124, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Federal Home Loan Mortgage Corporation 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, M&T Bank, 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 25 day of April, 2012.

M&T Bank

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 M&T Bank, 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 25 day of April, 2012

[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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