


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

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED


20120618000214360 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
06/18/2012 01:57:22 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 8th day of August, 2005, Tracie Oliver, wife and husband, Aaron Oliver, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for America's Wholesale Lender, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050809000405670, said mortgage having subsequently been transferred and assigned to Fannie Mae ("Federal National Mortgage Association"), by instrument recorded in Instrument Number 20120305000076590, 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 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 May 16, 2012, May 23, 2012, and May 30, 2012; and

WHEREAS, on June 6, 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 Four Thousand Four Hundred Seventy-Five And 93/100 Dollars (\$104,475.93) 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 parcel of land being situated in the Southeast quarter of the Northeast quarter of Section 36, Township 21 South, Range 1 West, more particularly described as follows:

Commence at the Northeast corner of the Southeast quarter of the Northeast quarter of Section 36, Township 21 South, Range 1 West for a point of beginning; thence run South along the East line for a distance of 1012.7 feet to a point on the Northerly right-of-way line of a County paved road; thence run North 53 degrees 24 minutes West along said road right of-way for a distance of 357.4 feet; thence run North 6 degrees 12 minutes 24 seconds East for a distance of 804.1 feet to a point on the North line of said forty; thence run North 89 degrees 56 minutes East along said forty line for a distance of 200.0 feet to the point of beginning.

Less and Except one acre of land more particularly described as follows:

Begin at the Northeast corner of the Southeast quarter of the Northeast quarter, Section 36, Township 21 South, Range 1 West and run South along the East boundary line of said Section 36, a distance of 523.73 feet to the point of beginning; thence turn an angle of 90 degrees 00 minutes to the right and run West a distance of 65.0 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run South a distance of 207.26 feet to a point; thence turn an angle of 37 degrees 25 minutes 36 seconds to the right and run South 37 degrees 35 minutes 36 seconds West a distance of 187.44 feet to a point on the Northeast right-of-way line of County Highway 78; thence turn an angle of 90 degrees 00 minutes 36 seconds to the left of and run South 53 degrees 24 minutes 00 seconds East along said right of way line a distance of 223.39 feet to a point; thence turn an angle of 126 degrees 36 minutes 00 seconds to the left and run North a distance of 488.97 feet to the Point of Beginning; being situated in Shelby County, Alabama.



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Subject to rights of way and easements of record, including a joint driveway agreement recorded as Instrument No. 1994-34251 in the Probate Office 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.

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 13 day of June, 2012.

Fannie Mae ("Federal National Mortgage Association")

By: Corvin Auctioneering, LLC
Its: Auctioneer

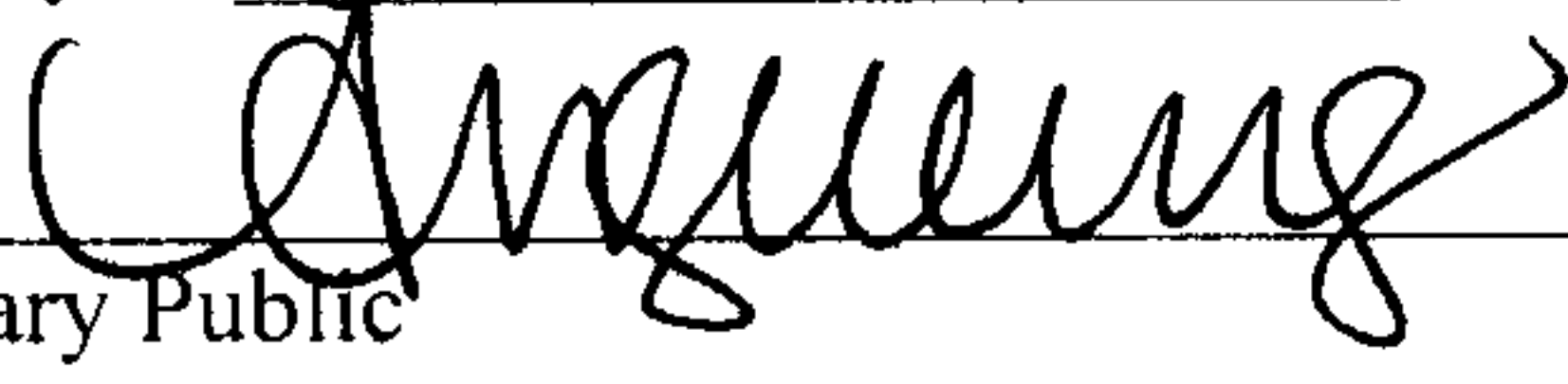
By: 
Michael Corvin, Member

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 13 day of June, 2012


Notary Public
My Commission Expires: _____

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

MY COMMISSION EXPIRES SEPTEMBER 27, 2014


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