


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

  
20120628000228010 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
06/28/2012 11:32:15 AM FILED/CERT

STATE OF ALABAMA            )  
  
SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 3rd day of April, 2009, Christopher Adam Skelley, an unmarried man, 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 20090410000134070, said mortgage having subsequently been transferred and assigned to EverBank, by instrument recorded in Instrument Number 20120511000166510, 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 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 May 23, 2012, May 30, 2012, and June 6, 2012; and


WHEREAS, on June 18, 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 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 Warner 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 Ninety-Five Thousand Nine Hundred Forty-Two And 99/100 Dollars (\$95,942.99) on the indebtedness secured by said mortgage, the said EverBank, by and through Aaron Warner 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:

Lot 24, according to the Survey of Cedar Grove at Sterling Gate, Sector 1, Phase 2, as recorded in Map Book 24, Page 20 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.

  
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IN WITNESS WHEREOF, EverBank, has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale for said Transferee, and said Aaron Warner, as said auctioneer, has hereto set his/her hand and seal on this 21 day of June, 2012.

EverBank

By: Aaron Warner, Auctioneer  
Its: Auctioneer

By:   
Aaron Warner, Auctioneer

STATE OF ALABAMA )


JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, 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 auctioneer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 21 day of June, 2012

  
Notary Public **(MY COMMISSION EXPIRES OCTOBER 28, 2014)**  
My Commission Expires: \_\_\_\_\_

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

  
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