


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


20120809000292600 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
08/09/2012 10:05:06 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 July, 2007, Russell R. Williams, an unmarried man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Aliant Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 20070829000407990, said mortgage having subsequently been transferred and assigned to Flagstar Bank, FSB, by instrument recorded in Instrument No. 20120702000232580, 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 Flagstar Bank, FSB 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



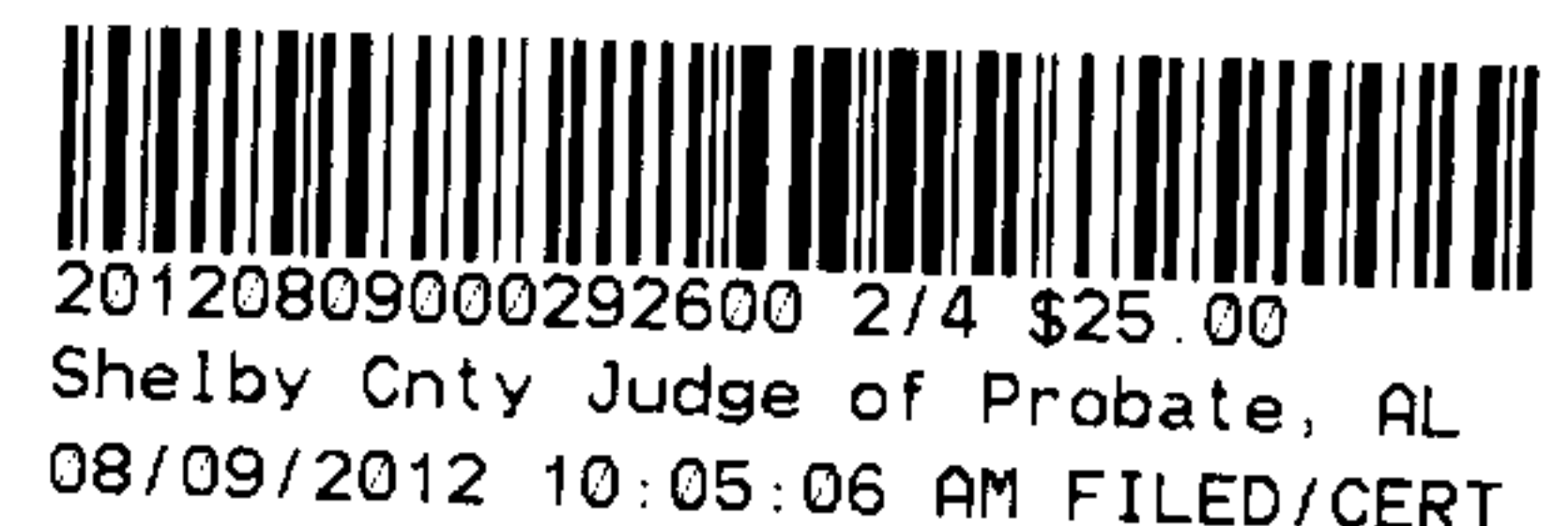
publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 4, 2012, July 11, 2012, and July 18, 2012; and

WHEREAS, on July 30, 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 Flagstar Bank, FSB 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 Flagstar Bank, FSB; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of One Hundred Forty-One Thousand Eight Hundred Eighty-Four And 10/100 Dollars (\$141,884.10) on the indebtedness secured by said mortgage, the said Flagstar Bank, FSB, 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 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 part of Lot 1 of Deer Springs Estates First Addition, as recorded in Map Book 5, Page 55, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the most Northerly corner of said Lot 1 of said Subdivision, said point also being on the Southeast right of way line of Shelby County Highway No. 11, said point also being a curve to the left said curve having a radius of 5689.58 feet and a central angle of 00 Degrees 39 Minutes 16 Seconds; thence in a Southwesterly direction along the Northwest line of said Lot 1 along said Southeast right of way line along said curve, a distance of 65.0 feet to the end of said curve and the point of beginning, said point also being on a curve to the left, said curve also having a radius of 5689.58 feet and a central angle of 1 Degree 54 Minutes 5 Seconds; thence continue in a Southwesterly direction along said Northwest line of said Lot 1 along said Southeast right of way line along said curve, a distance of 189.92 feet to the end of said curve, said point also being on the Northwest right of way line of Ruby Drive; thence 90 Degrees 14 Minutes 27.5 Seconds left measured from Tangent of said curve and in a Southeasterly direction along said right of way line a distance of 30.05 feet; thence 54 Degrees 31 Minutes left in an Easterly direction along the South line of said Lot 1 a distance of 188.0 feet; thence 110 Degrees 15 Minutes 53 Seconds left in Northwesterly



direction a distance of 140.12 feet to the point of beginning; being situated in 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, Flagstar Bank, FSB, 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 6 day of July, 2012.

Flagstar Bank, FSB

By: AMN Auctioneering, LLC
Its: Auctioneer

By: Aaron Nelson
Aaron Nelson, Member


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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 Flagstar Bank, FSB, 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 6th day of August, 2012

Michelle Lynn Williams
Notary Public
My Commission Expires: _____

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



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Flagstar Bank, FSB
c/o Flagstar Bank, F. S. B.
Mailing Address 5151 Corporate Drive
Troy, MI 48098

Grantee's Name Federal National Mortgage
Association
Mailing Address 13455 Noel Road, Suite 660
Dallas, TX 75240

Property Address 3834 Highway 11
Pelham, AL 35124

Date of Sale 7/30/2012

Total Purchase Price \$141,884.10

or

Actual Value \$

or

Assessor's Market Value \$



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The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Foreclosure Bid Price
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8/2/2012

☐ Unattested

Denny Seals
(verified by)

Print Stacey H Lowery, foreclosure specialist

Sign Stacey H Lowery
(Grantor/Grantee/Owner/Agent) circle one