

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Michael Smelcer

**Please note for indexing purposes that the GRANTOR is "Michael B. Smelcer and Shannon L. Smelcer, husband and wife" and the GRANTEE is "Federal National Mortgage Association, as assignee of highest and best bidder".**

KNOW ALL MEN BY THESE PRESENTS: That Michael B. Smelcer and Shannon L. Smelcer, husband and wife did, on to-wit, the March 1, 1999, execute a mortgage to First National Bank of Shelby County, which mortgage is recorded in Instrument# at 1999-10153 on March 11, 1999, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Standard Mortgage Corporation as reflected by instrument recorded in Instrument #, 1999-12453 and Instrument #, 1999-26539 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Standard Mortgage Corporation did declare all of the indebtedness secured by said mortgage due and payable 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 published in Shelby County, Alabama, in its issues of October 3, 10, and 17, 2012; and

WHEREAS, on the October 29, 2012, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:48 o'clock a.m./p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Standard Mortgage Corporation did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Standard Mortgage Corporation, in the amount of Eighty-Two Thousand Three Hundred Seventy-Two Dollars and Fifty-Four Cents (\$82,372.54), which sum the said Standard Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Standard Mortgage Corporation.

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased; and

WHEREAS, Standard Mortgage Corporation desires to and does hereby assign to Federal National Mortgage Association all right, title, and interest it is entitled to receive by virtue of the said foreclosure sale;

NOW, THEREFORE, in consideration of the premises and of Eighty-Two Thousand Three Hundred Seventy-Two Dollars and Fifty-Four Cents (\$82,372.54), cash, the said Michael B. Smelcer and Shannon L. Smelcer, husband and wife, acting by and through the said Standard Mortgage Corporation, by Matthew Phelan, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Standard Mortgage Corporation, by Matthew Phelan, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Matthew Phelan, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Federal National Mortgage Association, as assignee of highest and best bidder Standard Mortgage Corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21, Block 4, according to the survey of Cahaba Valley Estates, Seventh Sector as recorded in Map Book 6, Page 82, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.



20121031000417940 2/5 \$106.50  
Shelby Cnty Judge of Probate, AL  
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IN WITNESS WHEREOF, the said Standard Mortgage Corporation, has caused this instrument to be executed by Matthew Phelan, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Matthew Phelan, has executed this instrument in his capacity as such auctioneer on this the October 29, 2012.

Michael B. Smelcer and Shannon L. Smelcer, husband and wife  
Mortgagors

Standard Mortgage Corporation  
Mortgagee or Transferee of Mortgagee

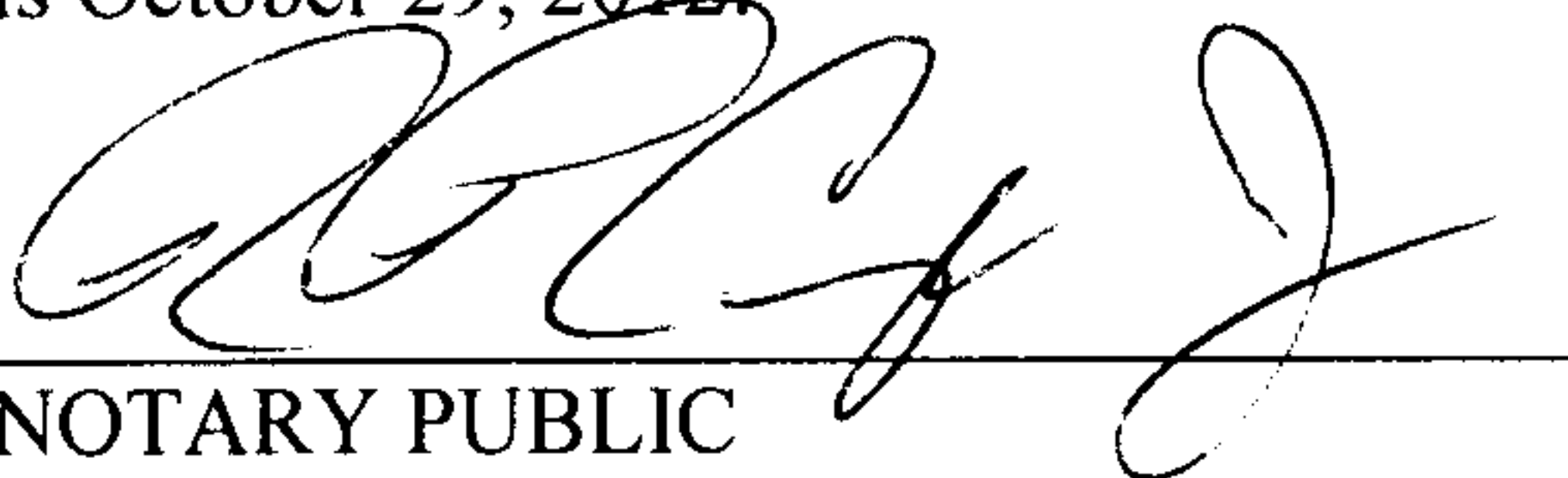
By 

Matthew Phelan, as Auctioneer and the person conducting said sale for  
the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Matthew Phelan, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.


Given under my hand and official seal this October 29, 2012

  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 07/16/2016

Instrument prepared by:  
JEFFREY A. BUNDA  
SHAPIRO AND INGLE, L.L.C.  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
12-002528

GRANTEE'S ADDRESS  
Federal National Mortgage Association  
PO Box 650043  
Dallas, TX 75265-0043

  
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## Real Estate Sales Validation Form

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

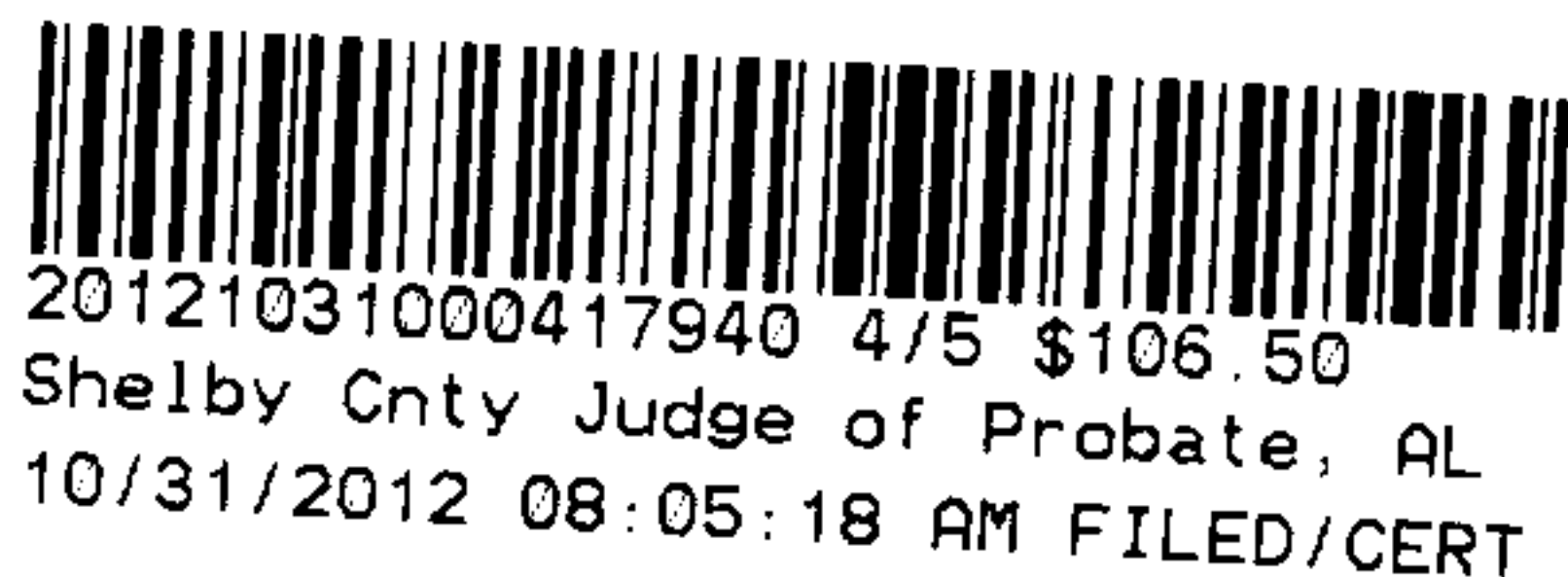
Grantor's Name Michael B. Smelcer and Shannon  
L. Smelcer, husband and wife

Mailing Address

Grantee's Name Federal National Mortgage  
Association

Mailing Address 701 Poydras St  
Suite 300 Plaza  
New Orleans, Louisiana 70139

Property Address 608 Valleyview Dr  
Pelham, AL 35124



Date of Sale October 29,  
2012

Total Purchase Price \$ 82,372.54

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Notice of Sale

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 of 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 10/29/12

Print Matt Phelan

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1

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