


THIS INSTRUMENT PREPARED BY AND RETURN TO:

Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329
(770) 234-9181

STATE OF ALABAMA
COUNTY OF SHELBY


20121203000459740 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
12/03/2012 08:41:19 AM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on September 14, 2006, **Susan Rice Morgan, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc. acting solely as nominee for MortgageAmerica, Inc., its successors and assigns, party of the second part** which said mortgage is recorded in Instrument No. 20060920000466940, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to Fannie Mae ("Federal National Mortgage Association"), in Instrument No. 20111115006345300; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Fannie Mae ("Federal National Mortgage Association") did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided 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 in Shelby County, Alabama, in its issues of 10/10/2012, 10/17/2012, 10/24/2012; and

WHEREAS, on November 8, 2012, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Fannie Mae ("Federal National Mortgage Association") in the amount of **ONE HUNDRED NINETEEN THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$119,500.00)**; and said property was thereupon sold to Fannie Mae ("Federal National Mortgage Association"); and

WHEREAS, Melvin Cowan conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and ONE HUNDRED NINETEEN THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$119,500.00), on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at File No.: 1187612 07.25.12 Foreclosure Deed

said sale, do hereby grant, bargain, sell and convey unto Fannie Mae ("Federal National Mortgage Association"), and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

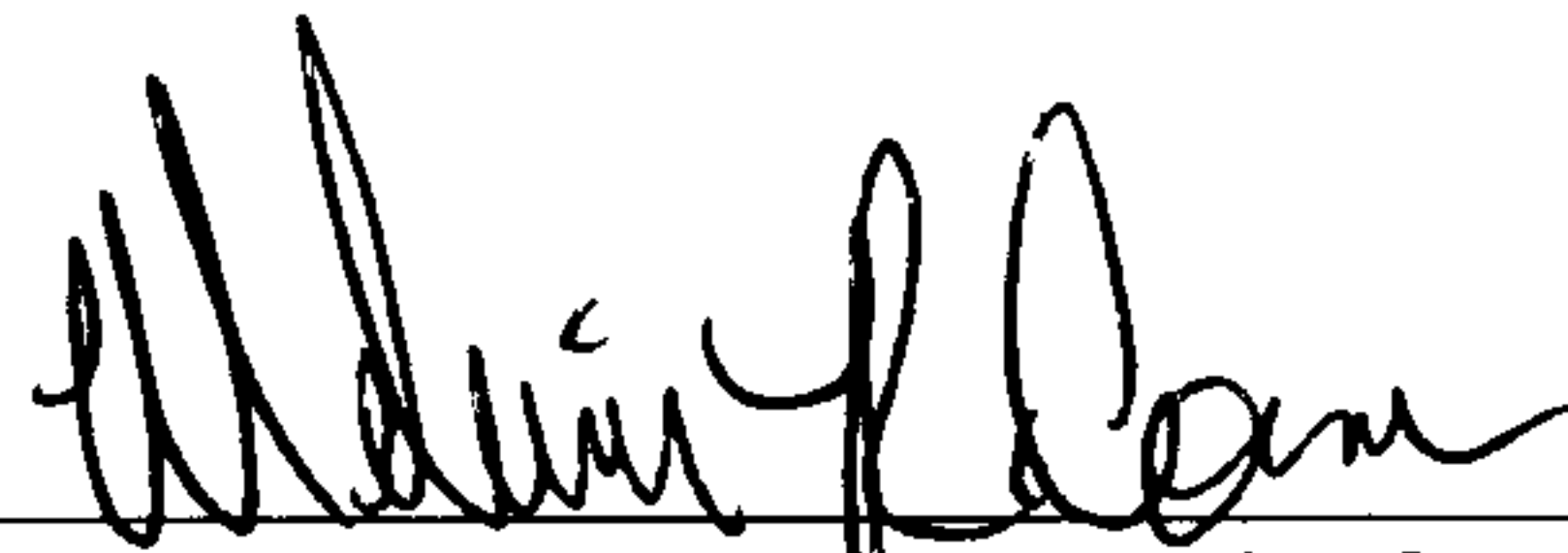
UNIT 1003, IN HORIZON, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM, WHICH IS RECORDED IN INSTRUMENT 2001-40927, TO WHICH DECLARATION OF CONDOMINIUM A PLAN IS ATTACHED AS EXHIBIT "A" THERETO, SAID PLAN BEING FILED FOR RECORD IN MAP BOOK 28, PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND TO WHICH SAID DECLARATION OF CONDOMINIUM THE BY-LAWS OF THE HORIZON CONDOMINIUM ASSOCIATION, INC. IS ATTACHED AS EXHIBIT "D", TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ASSIGNED TO SAID UNIT, AS SHOWN IN EXHIBIT "C" OF SAID DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM.

SOURCE OF TITLE: Book 2006, Page 466930

TO HAVE AND TO HOLD the above described property unto Fannie Mae ("Federal National Mortgage Association"), subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Susan Rice Morgan and Fannie Mae ("Federal National Mortgage Association") have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 8th day of November, 2012.

BY:

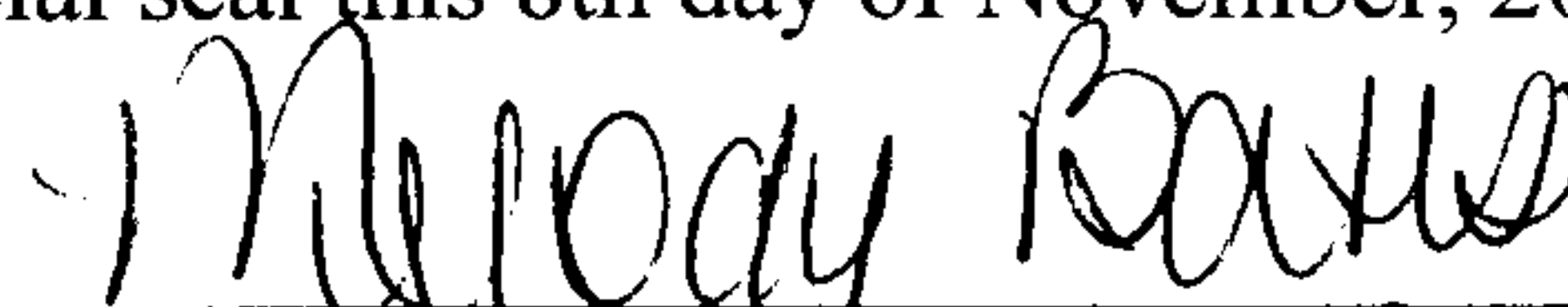


AS: Auctioneer and Attorney-in-fact


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Melvin Cowan, 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 said conveyance, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of November, 2012.


NOTARY PUBLIC
My Commission Expires: 7/29/15

Grantee Name / Send tax notice to:
ATTN:
Seterus, Inc.
14523 SW Millikan Way
Beaverton OR 97005


20121203000459740 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
12/03/2012 08:41:19 AM FILED/CERT

File No.: 1187612 07.25.12 Foreclosure Deed

Real Estate Sales Validation Form

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

Grantor's Name Susan Rice Morgan
Mailing Address 1003 Morning Sun Dr
Birmingham, AL 35242

Grantee's Name Seterus, Inc.
Mailing Address 14523 SW Millikan Way
Beaverton OR 97005

Property Address 1003 Morning Sun Dr
Birmingham, AL 35242

Date of Sale 11/08/2012
Total Purchase Price \$ 119,500.00
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 Foreclosure

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 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 11/19/12

Print Karen Bennett

Unattested

Sign K. Bennett

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1