SEND TAX NOTICE TO: Federal National Mortgage Association 13455 Noel Road, Suite 660 Dallas, TX 75240 20121220000486310 1/4 \$22.00 Shelby Cnty Judge of Probate, AL 12/20/2012 12:10:22 PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 31st day of August, 2007, Willie Jayne Hunter, a single person, executed that certain mortgage on real property hereinafter described to Wells Fargo Bank, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070927000453200, and

WHEREAS, in and by said mortgage, the 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 or any person conducting said sale for the was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the 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 Wells Fargo Bank, N.A. 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 November 14, 2012, November 21, 2012, and November 28, 2012; and







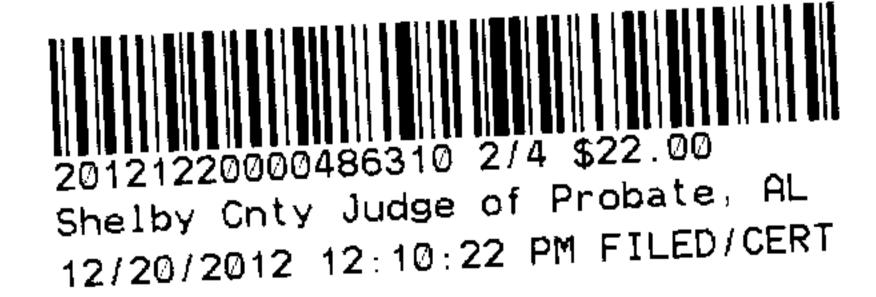
WHEREAS, on December 12, 2012, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Wells Fargo Bank, N.A. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, 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 Wells Fargo Bank, N.A.; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of One Hundred Fourteen Thousand Seventy-Three And 44/100 Dollars (\$114,073.44) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale for said, 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 17, according to the Survey of Final Plat of Hayesbury, Phase III, as recorded in Map Book 30, Page 138 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.









Wells Fargo Bank, N.A.

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 Wells Fargo Bank, N.A., 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 Mortgagee.

Given under my hand and official seal on this 14

day of

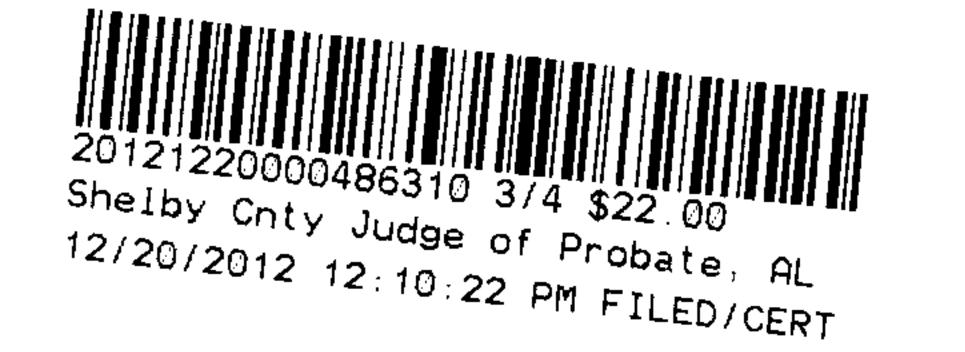
_, 2012

Notary Public

My Commission Expire Commission Expires 07/30/2016

and

This instrument prepared by:
Ginny Rutledge
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	Wells Fargo Bank, N.A.	Grantee's Name	Federal National Mortgag Association
Mailing Address	c/o Wells Fargo Bank, N.A. MAC # X2505-01A 1 Home Campus Des Moines, IA 50328	Mailing Address	
Property Address	133 Hayesbury Lane Pelham, AL 35124	Date of Sale	12/12/2012
		Total Purchase Price	\$ <u>114,073.44</u>
		or Actual Value	
		or Assessor's Market Value	\$ 201212200000486310 4/4 \$22.00 \$ Shelby Cnty Judge of Probate, AL
· · · · · · · · · · · · · · · · · · ·	nentary evidence is not require	orm can be verified in the following do ed) _ Appraisal <u>Other Foreclosure Bid Price</u>	12/20/2012 12:10:22 PM FILED/CER
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.			
Grantor's name and mourrent mailing address	_	Instructions name of the person or persons convey	ing interest to property and their
Grantee's name and no conveyed.	nailing address – provide the	name of the person or persons to who	m interest to property is being
Property address – the	e physical address of the prop	erty being conveyed, if available.	
Date of Sale – the date on which interest to the property was conveyed.			
Total purchase price – instrument offered for	-	purchase of the property, both real an	d personal, being conveyed by the
	,	rue value of the property, both real and ed by an appraisal conducted by a lice	
valuation, of the prope	rty as determined by the loca	nined, the current estimate of fair mark I official charged with the responsibility lized pursuant to Code of Alabama 19	of valuing property for property ta
-	lse statements claimed on thi	the information contained in this docuing the state of th	
Date		Print <u>Heather M. Jones, foreclo</u>	
Unattested	(verified by)	<sp>Sign ✓ Lathur / Grantor/Grantee/C</sp>	Owner Agent) circle one