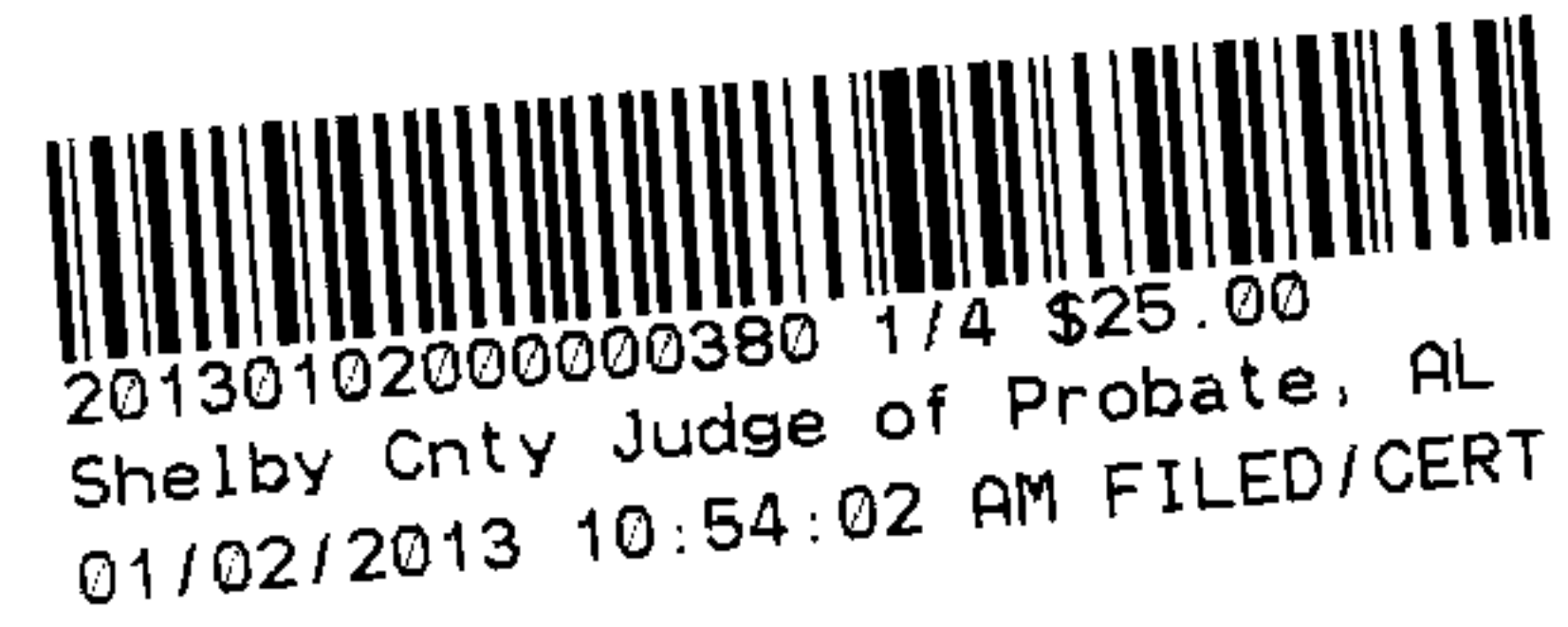


SEND TAX NOTICE TO:  
Federal National Mortgage Association  
13455 Noel Road, Suite 660  
Dallas, TX 75240



STATE OF ALABAMA )

SHELBY COUNTY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 25th day of August, 2008, Melton A. Eady, a single person, executed that certain mortgage on real property hereinafter described to Wells Fargo Bank, NA, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20080903000351160, and

WHEREAS, in and by said mortgage, the Mortgagee 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 Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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, NA 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 October 24, 2012, October 31, 2012, and November 7, 2012; and



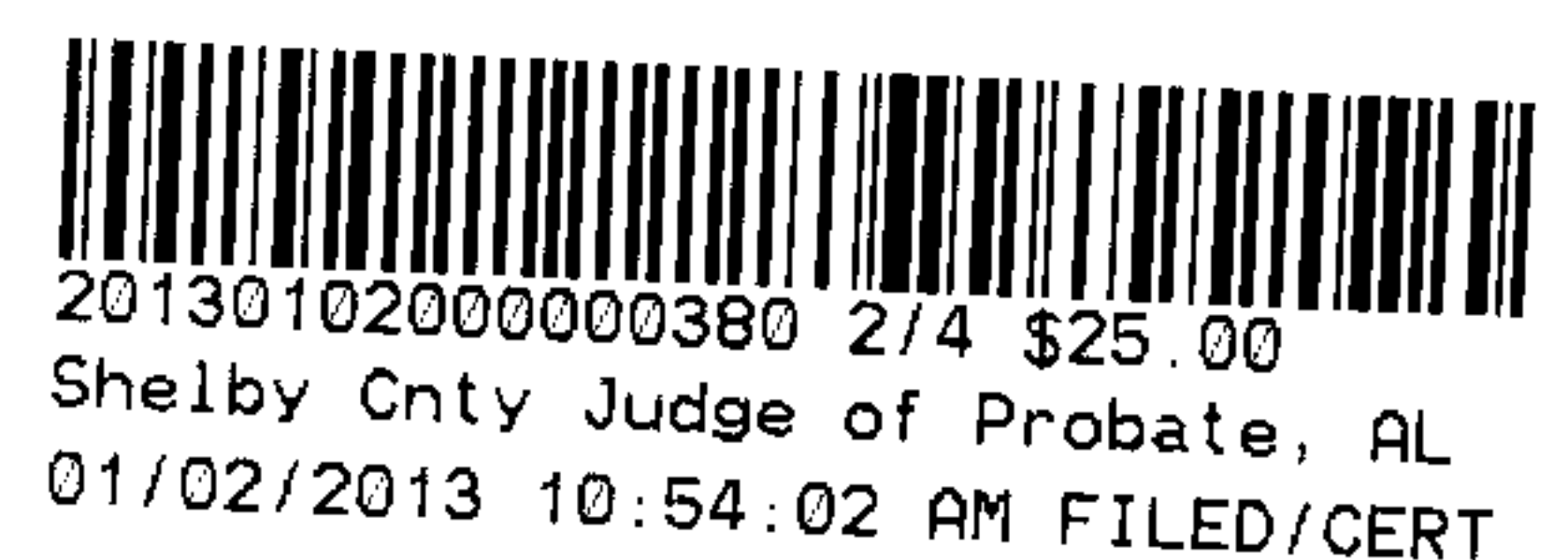
WHEREAS, on November 28, 2012, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Wells Fargo Bank, NA did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, 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, NA; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Ninety-Five Thousand Eleven And 95/100 Dollars (\$95,011.95) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, NA, by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale for said Mortgagee, 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:

The South 1/2 of Lot 6, Block 52, according to the Survey of Reynold's Addition to Montevallo, as recorded in Map Book 3, Page 37, in the Probate Office of Shelby County, Alabama, being more particularly described as follows: From the intersection of Morgan Street and Middle Street same being the Southeast Corner of the property now owned by Bloomer Wilson, run Westerly along the Northern margin of Morgan Street 85 feet to the Point of Beginning, from the Point of Beginning thus established continue to run Westerly along the Northern margin of said Morgan Street 75 feet to a point, thence run Northwesterly and parallel with Middle Street 75 feet to a point; thence run Northeasterly and parallel with Morgan Street 75 feet, to a point, thence run Southeasterly and parallel with Middle Street 75 feet, to the North margin of Morgan Street and the Point of Beginning, lying in the Southwest corner of and being part of the 150 foot square lot now owned by Bloomer Wilson. Deed recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Deed Book 122, Page 537 dated April 16, 1946, situated and being in the Northwest 1/4 of Northwest 1/4 of Section 3, Township 24 North, Range 12 East, Town of Montevallo, 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, Wells Fargo Bank, NA, has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale for said Mortgagee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 5 day of December, 2012.

Wells Fargo Bank, NA

By: Corvin Auctioneering, LLC  
Its: Auctioneer

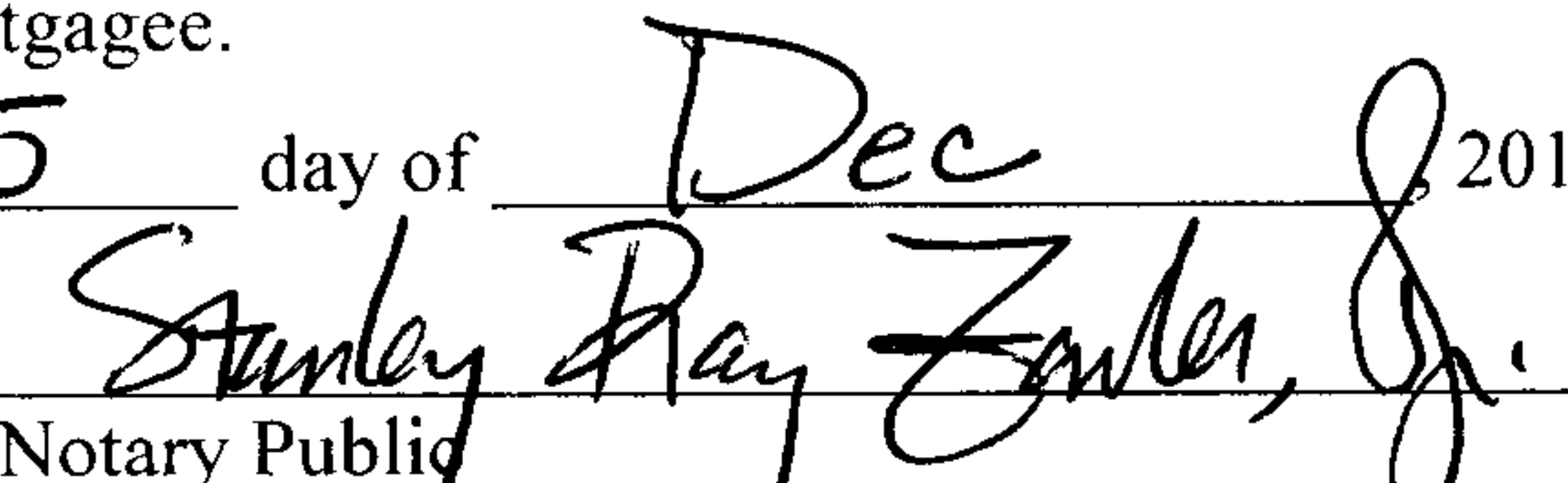
By:   
Michael Corvin, Member

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, NA, 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 5 day of Dec, 2012

  
Notary Public

My Commission Expires

**MY COMMISSION EXPIRES 07/30/2016**

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

  
20130102000000380 3/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
01/02/2013 10:54:02 AM FILED/CERT



# Real Estate Sales Validation Form

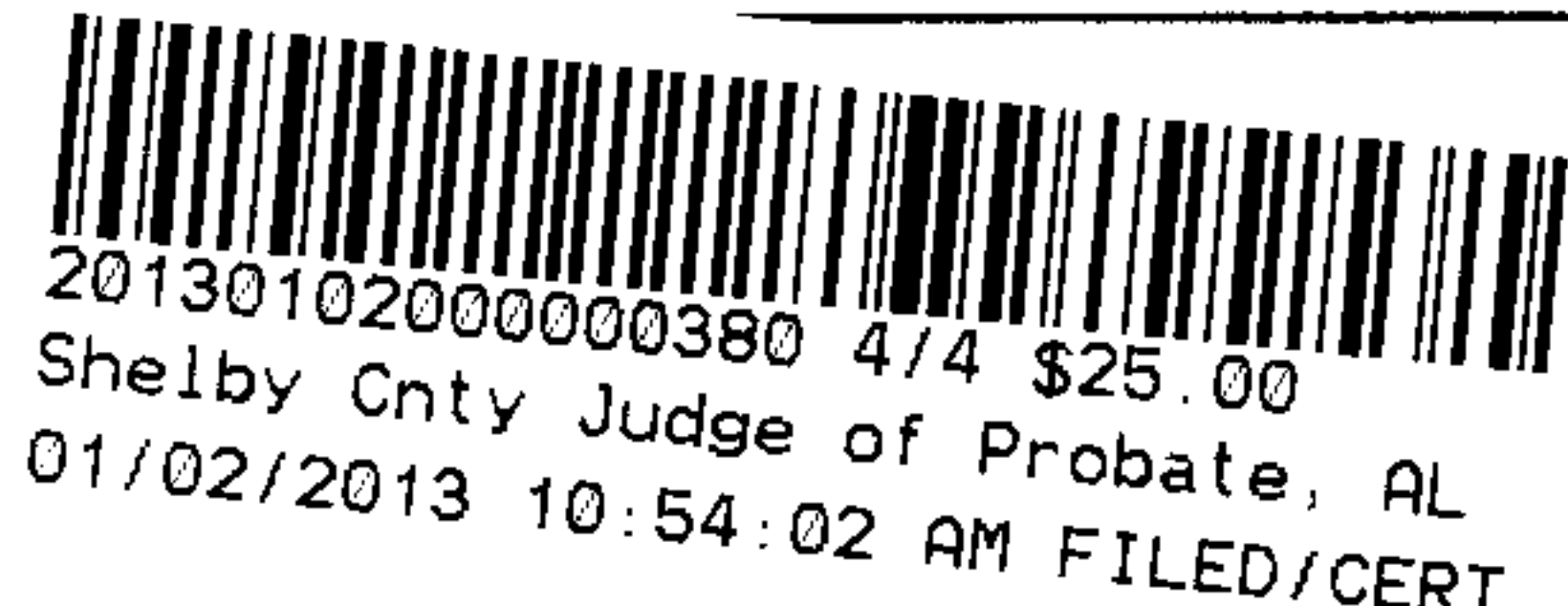
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Wells Fargo Bank, NA  
c/o Wells Fargo Bank, N.A.  
Mailing Address MAC # X2505-01A  
1 Home Campus  
Des Moines, IA 50328

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

Property Address 645 Morgan St  
Montevallo, AL 35115

Date of Sale 11/28/2012



Total Purchase Price \$95,011.95  
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 ☐ 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.

<sp>

## 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 \_\_\_\_\_

Print Heather M. Jones, foreclosure specialist

☐ Unattested

(verified by)

<sp> Sign

Heather Jones  
(Grantor/Grantee/Owner/Agent) circle one