

20130107000008620 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
01/07/2013 11:35:49 AM FILED/CERT

AUCTIONEER'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, Wendy Koch and Fred Koch, Husband and Wife executed a Mortgage to Mortgage Electronic Registration Systems, Inc., (MERS) acting solely as nominee for Lender, Hamilton Mortgage Corporation, and Lender's Successors and Assigns dated May 17, 2006, and Recorded in Instrument No. 20060605000263760 of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to Bank of America, N. A. Successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP by instrument recorded in Instrument No. 20120315000090720 of said Probate Court records; and

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door in the City of Columbiana, County of Shelby, Alabama, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in a newspaper published in the City of Columbiana, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on June 6, 2012, June 13, 2012, and June 20, 2012; fixing the time of the sale of said property to be during the legal hours of sale on the 26th day of June, 2012, which said sale was postponed to July 27, 2012 by publication in The Shelby County Reporter in its issue of July 11, 2012; which said sale was postponed to September 11, 2012 by publication in The Shelby County Reporter in its issue of August 15, 2012; which said sale was postponed to October 16, 2012 by publication in The Shelby County Reporter in its issue of September 26, 2012 and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, Alabama, and the terms of the sale to be cash; and

WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 16th day of October 2012, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale **Federal National Mortgage Association** was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of **\$251,723.28** cash in hand paid by said purchaser to Marcus Clark, as auctioneer who conducted the sale on behalf of the owner of said mortgage; the said Federal National Mortgage Association by and through Marcus Clark as such auctioneer, and as its attorney-in-fact, and Wendy Koch and Fred Koch by Marcus Clark, as their attorney-in-fact, under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Federal National Mortgage Association**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

Lot 39, according to the Map and Survey of Saddle Lake Farms, Second Addition, Phases 3, 4, 5, 6 and 7, as recorded in Map Book 29, Page 34, in the Probate Office of Shelby County, Alabama

PROPERTY ADDRESS (for informational purposes only): 114 Shire Circle, Alabaster, Alabama 35007

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Federal National Mortgage Association, the purchaser at said sale, its



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successors and assigns, forever; 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, and any and all ad valorem taxes due or assessed.

IN WITNESS WHEREOF, the said Bank of America, N. A. and Wendy Koch and Fred Koch, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale as of the 16th day of October, 2012.

Bank of America, N. A. and Wendy Koch and Fred Koch

BY:

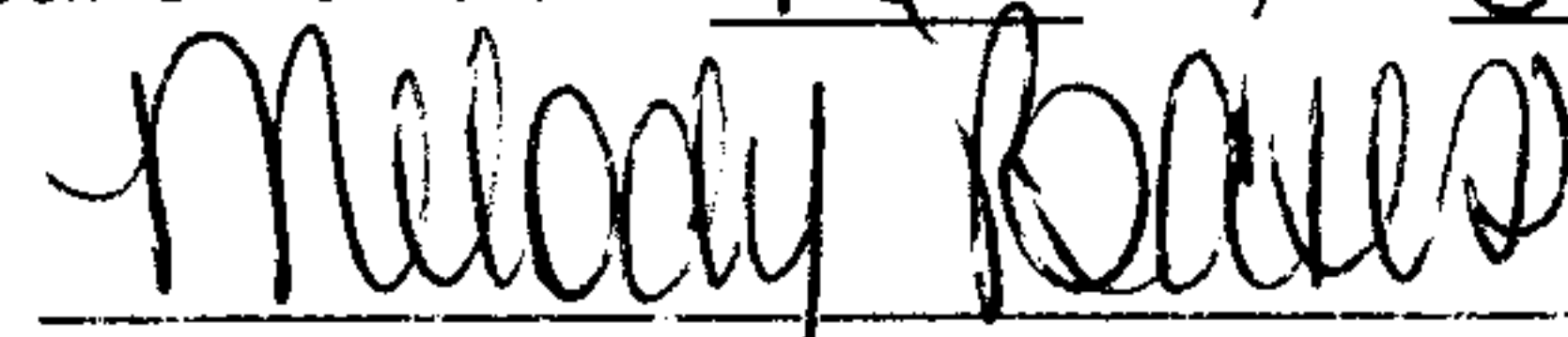

Marcus Clark

As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Marcus Clark, whose name as attorney-in-fact and auctioneer for Bank of America, N. A. and Wendy Koch and Fred Koch 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 16 day of October, 2012.



NOTARY PUBLIC

My Commission Expires: 7/29/15

GRANTEE'S NAME & ADDRESS:

Federal National Mortgage Association
14221 Dallas Parkway, Suite 1000
Dallas, Texas 75274

GRANTOR'S NAME & ADDRESS:

Wendy Koch
Fred Koch
114 Shire Circle
Alabaster, Alabama 35007

This instrument prepared by:

Beth McFadden Rouse
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
(251) 342-9172
2474-12106

Real Estate Sales Validation Form

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

Grantor's Name	Wendy & Fred Koch
Mailing Address	114 Shine Circle Atabaster, AL 35007

Grantee's Name Federal National Mortgage Assn.
Mailing Address 14221 Dallas Parkway
Suite 1000
Dallas, TX 75274

Property Address _____

Date of Sale October 16, 2012
Total Purchase Price \$ 251,723.28

Actual Value or \$ _____

or
Assessor's Market Value \$

(Check one) (Recordation of documentary evidence is required)

☒ Other 1510 at foreclosure 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

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 10/16/12

Print Bernice Allen House Atty & Grantor

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1