SEND TAX NOTICE TO:

Fifth Third Bank

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38 Fountain Square Plaza

Mail Drop 109082-3172

Cincinnati, OH 45263

201302130000063480 1/4 \$22.00 201302130000063480 1/4 \$22.00 Shelby Cnty Judge of Probate, AL 02/13/2013 01:54:59 PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 26th day of January, 2010, Leon James McEwen, an unmarried man, executed that certain mortgage on real property hereinafter described to Fifth Third Mortgage Company, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20100202000033070, 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 Fifth Third Mortgage Company 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 December 5, 2012, December 12, 2012, and December 19, 2012; and

WHEREAS, on February 4, 2013, 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 Fifth Third Mortgage Company 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, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Fifth Third Mortgage Company; and

WHEREAS, Fifth Third Mortgage Company was the highest bidder and best bidder in the amount of Eighty-One Thousand Two Hundred Fifty And 85/100 Dollars (\$81,250.85) on the indebtedness secured by said mortgage, the said Fifth Third Mortgage Company, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Mortgagee, does hereby grant, bargain, sell and convey unto Fifth Third Mortgage Company all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

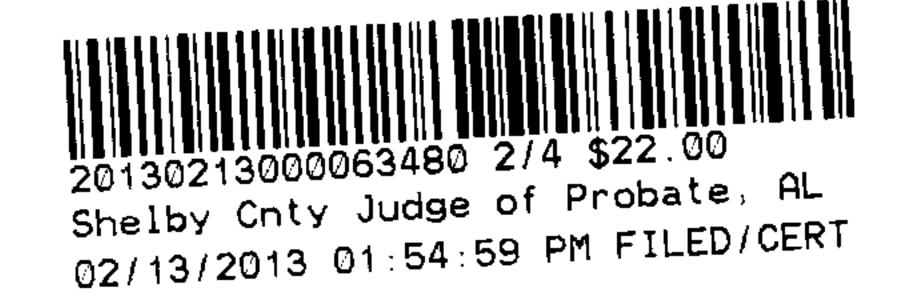
Lot 44, according to the Resurvey of Lots 1 through 64, 89 through 104 and A through C, of Applegate Manor, as recorded in Map Book 10, Page 25, in the Probate Office of Shelby County, Alabama, together with all of the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc., by deed recorded in Real 65, Page 201, in the Probate Office of Shelby County, Alabama, and more fully defined in the Declaration of Covenants, Condition and Restrictions of Applegate Townhouse, and recorded in Real 63, Page 634, in said Probate Office; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Fifth Third Mortgage Company 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.









Fifth Third Mortgage Company

By: AMN Auctioneering, LLC

Its: Auctioneer

By: Aaron Nelson, Member

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC acting in its capacity as auctioneer for Fifth Third Mortgage Company, 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 on the day the same bears date 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 _

_ day of

Levruam

2013.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 26, 2016

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



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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	Fifth Third Mortgage Company	Grantee's Name	Fifth Third Mortgage Company	
Mailing Address	c/o <u>Fifth Third Bank</u> 38 Fountain Square Plaza	Mailing Address	c/o Fifth Third Bank 38 Fountain Square Plaza	
	Mail Drop 109082-3172 Cincinnati, OH 45263		Mail Drop 109082-3172 Cincinnati, OH 45263	
Property Address	1509 Applegate Lane Alabaster, AL 35007	Date of Sale	02/04/2013	
		Total Purchase Price or	\$ <u>81,250.85</u>	
20130213000063480 4/4 \$22.00		Actual Value or	\$	
Shelby (Onty Judge of Probate, AL 01:54:59 PM FILED/CERT	Assessor's Market Value	\$	
The purchase price or of documentary evider		be verified in the following documentar	y evidence: (check one) (Recordation	
Bill of Sale	A _I	opraisal		
Sales Contract <u>✓ Other Foreclosure Bid Price</u>				
Closing Statement				
If the conveyance docured.	ument presented for recordation conta	ins all of the required information refere	enced above, the filing of this form is not	
		Instructions		
Grantor's name and maddress.	ailing address – provide the name of the	he person or persons conveying intere	st to property and their current mailing	
Grantee's name and n	nailing address – provide the name of	he person or persons to whom interes	t to property is being conveyed.	
Property address – the	e physical address of the property bein	g conveyed, if available.		
Date of Sale – the date	e on which interest to the property was	conveyed.		
Total purchase price – offered for record.	the total amount paid for the purchase	e of the property, both real and persona	al, being conveyed by the instrument	
-		of the property, both real and personal onducted by a licensed appraiser or the		
property as determined		responsibility of valuing property for pro	excluding current use valuation, of the operty tax purposes will be used and the	
	• • • • • • • • • • • • • • • • • • •	nation contained in this document is truthe imposition of the penalty indicated	ue and accurate. I further understand in Code of Alabama 1975 § 40-22-1 (h).	
Date) 	Print Sheree Wilkerson, foreclosure specialist		
Unattested		Sign 2		
	(verified by)	(Gtantor/Grantee)	Owner (Agent) circle one	