

SEND TAX NOTICE TO:

Federal National Mortgage Association

13455 Noel Road, Suite 660

Dallas, TX 75240


20130411000149250 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
04/11/2013 10:56:47 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 21st day of September, 2007, Joe F. Johnson, Jr. and Tammy Johnson, husband and wife, executed that certain mortgage on real property hereinafter described to Regions Bank dba Regions Mortgage, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20071107000514800, 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 Regions Bank dba Regions Mortgage 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 March 6, 2013, March 13, 2013, and March 20, 2013; and

WHEREAS, on April 3, 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 Regions Bank dba Regions Mortgage 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 Regions Bank dba Regions Mortgage; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of One Hundred Forty-Four Thousand Three Hundred Ninety-Three And 18/100 Dollars (\$144,393.18) on the indebtedness secured by said mortgage, the said Regions Bank dba Regions Mortgage, 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:

Commence at a corner in place accepted as the Northwest corner of the Northwest one-fourth of the Southeast one-fourth of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed South along the East boundary of said quarter-quarter section for a distance of 638.33 feet; thence proceed North 64 degrees 21 minutes 09 seconds East for a distance of 626.10 feet to a corner in place, said point being located on the Southerly right of way line of Shelby County Road and being the point of beginning. From this beginning point continue North 64 degrees 21 minutes 09 seconds East along the Southerly right of way line of said highway for a distance of 208.69 feet to a corner in place; thence proceed South 02 degrees 25 minutes 36 seconds West for a distance of 206.63 feet to a corner in place; thence proceed South 64 degrees 20 minutes 11 seconds West for a distance of 208.73 feet; thence proceed North 02 degrees 25 minutes 36 seconds East for a distance of 208.70 feet to the point of beginning. The above described land is located in the Northwest one-fourth of the Southeast one-fourth of Section 4, Township 20 South, Range 1 West, 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



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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, Regions Bank dba Regions Mortgage, 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 9 day of April, 2013.

Regions Bank dba Regions Mortgage

By: Corvin Auctioneering, LLC
Its: Auctioneer

By: [Signature]
Michael Corvin, Member

STATE OF ALABAMA)

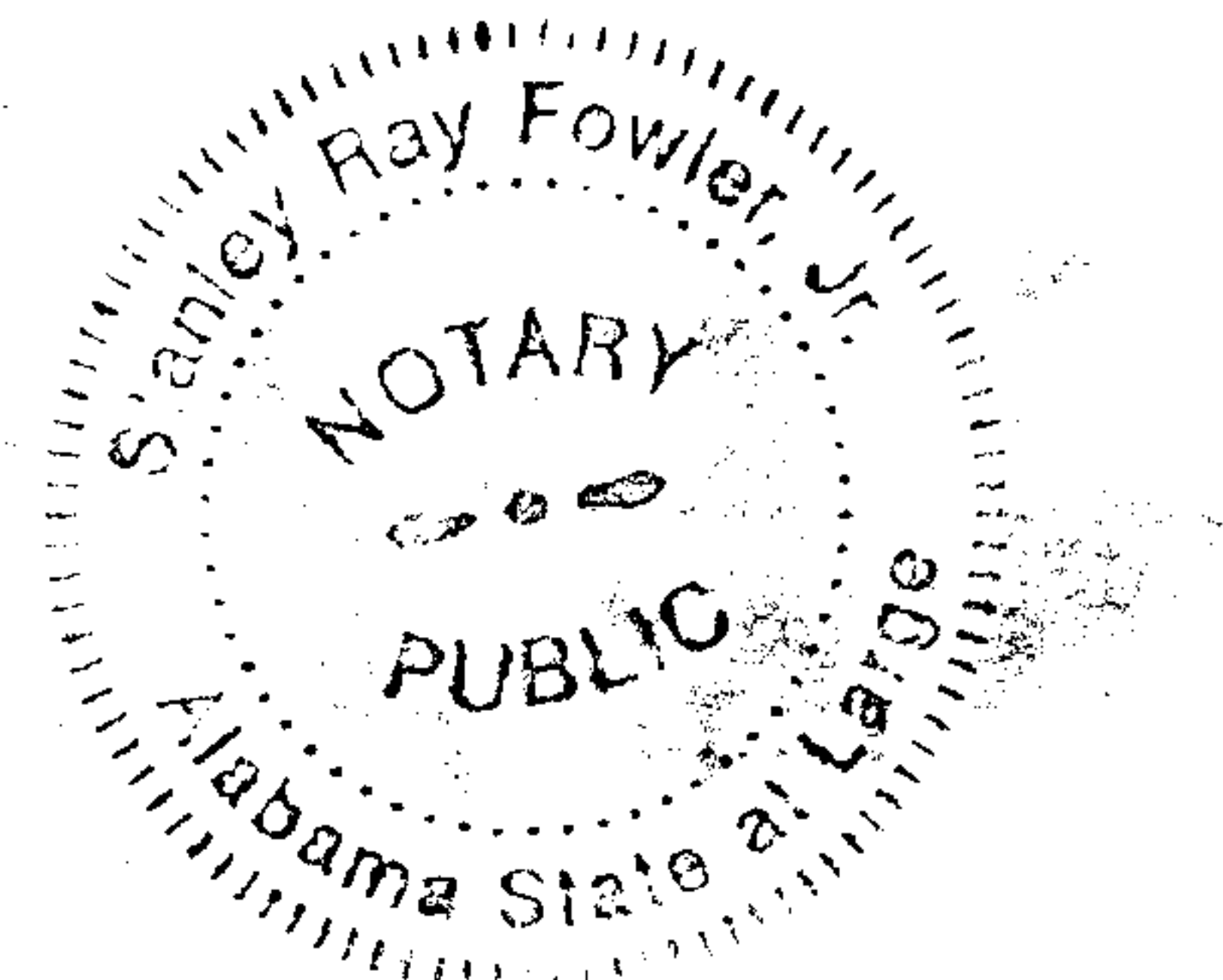
JEFFERSON COUNTY)

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 Regions Bank dba Regions Mortgage, 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 9 day of April, 2013.

[Signature]
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



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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 Regions Bank dba Regions
Mortgage

Grantee's Name Federal National Mortgage
Association

Mailing Address c/o Regions Bank dba Regions
Mortgage
7130 Goodlett Farms
Parkway
Cordova, TN 38016

Mailing Address 13455 Noel Road, Suite 660
Dallas, TX 75240

Property Address 3603 Highway 39
Chelsea, AL 35043

Date of Sale 4/3/2013

Total Purchase Price \$144,393.18

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 Bid Price

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, 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 _____

☐ Unattested

Print Mary Catherine Sharp, foreclosure specialist

Sign

Mary Catherine Sharp
(Grantor/Grantee/Owner/Agent) circle one

(ve



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Form RT-1