


SEND TAX NOTICE TO:

Federal National Mortgage Association

13455 Noel Road, Suite 660

Dallas, TX 75240

  
20130614000243340 1/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
06/14/2013 10:56:37 AM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 4th day of August, 2004, Jackie E. Kizziah, married and Jeffrey Kizziah and Alysha Kizziah, a married couple, 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 20040824000473790, 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 May 1, 2013, May 8, 2013, and May 15, 2013; and

WHEREAS, on June 10, 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



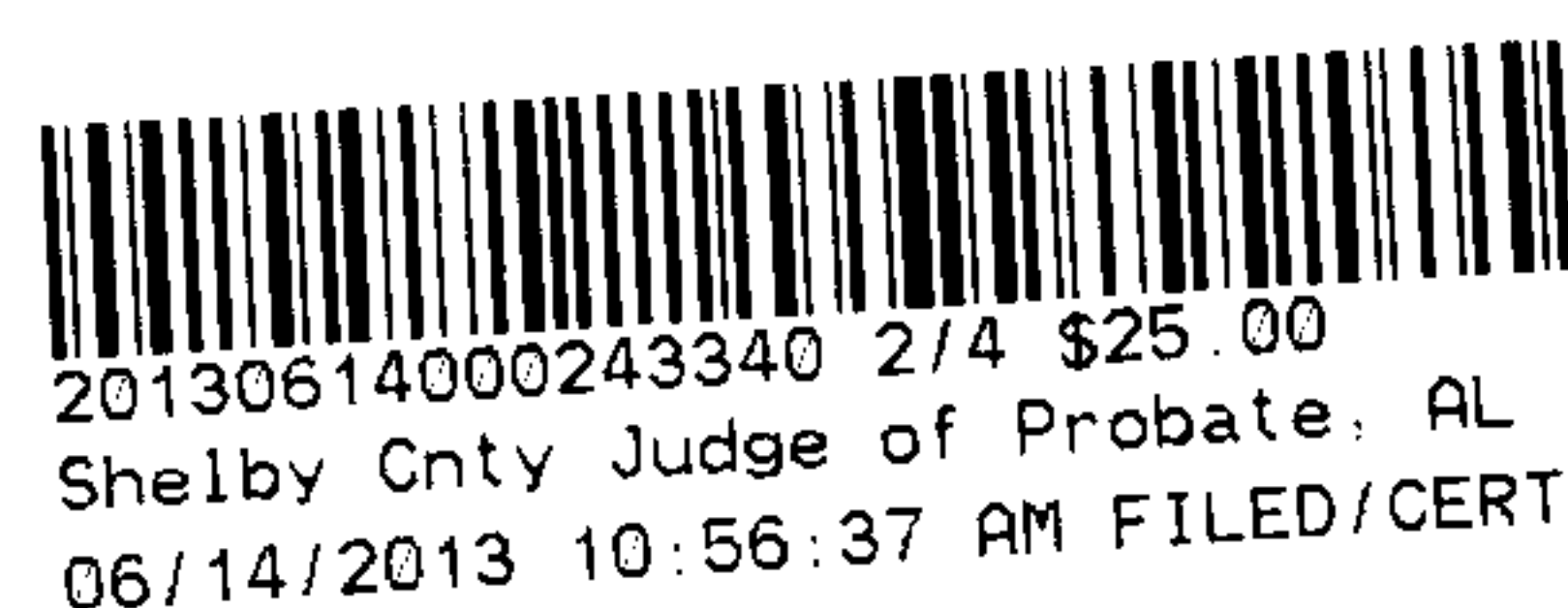
Mortgage did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, 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 Regions Bank dba Regions Mortgage; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Sixty-Five Thousand One Hundred Five And 81/100 Dollars (\$65,105.81) on the indebtedness secured by said mortgage, the said Regions Bank dba Regions Mortgage, 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 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:

Unit "A", Building 6 , phase II of Chandalar South Townhouses located in the Southwest quarter of the Southeast quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said quarter-quarter section; thence in a northerly direction, along the east line of said quarter-quarter section, a distance of 980.76 feet; thence 90 degrees left, in a westerly direction, a distance of 429.03 feet; thence 32 degrees 43 minutes 15 seconds left, in a southwesterly direction a distance of 144.03 feet; thence 90 degrees left in Southeasterly direction a distance of 90.1 feet; thence 90 degrees left in a Northeasterly direction a distance of 41.1 feet to the Southwest corner of said unit "A" and the point of beginning; thence 78 degrees 17 minutes 45 seconds left, in a Northwesterly direction along the outside face of the Southwest wall and wood fence of said unit "A", a distance of 52.6 feet to the corner of said wood fence; thence 90 degrees right in a Northeasterly direction along the outside face of a wood fence that extends across the back of units "A", "B", "C" and "D", a distance of 19.9 feet to the Southwest corner of a storage building; thence 90 degrees left in a Northwesterly direction along the Southwest outside wall of said storage building a distance of 4.1 feet; thence 90 degrees right in a Northeasterly direction along the northwest outside wall of said storage building a distance of 6.0 feet; thence 90 degrees right in a southeasterly direction along the centerline of the storage building, wood fence, party wall and another wood fence, all common to units "A", and "B" a distance of 71.8 feet to a point on the outside face of a wood fence that extends across the fronts of units "A", "B", "C" and "D"; thence 90 degrees right in a Southwesterly direction along the outside face of said wood fence across the front of unit "a" a distance of 25.9 feet to the corner of said wood fence; thence 90 degrees right in a northwesterly direction along the outside of a wood fence on the southwest side of unit "A" a distance of 15.1 feet to the point of beginning.

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, Regions Bank dba Regions Mortgage, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Mortgagee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 12 day of June, 2013.

Regions Bank dba Regions Mortgage

By: AMN Auctioneering, LLC  
Its: Auctioneer

By: [Signature]  
Aaron Nelson, Member

STATE OF ALABAMA )

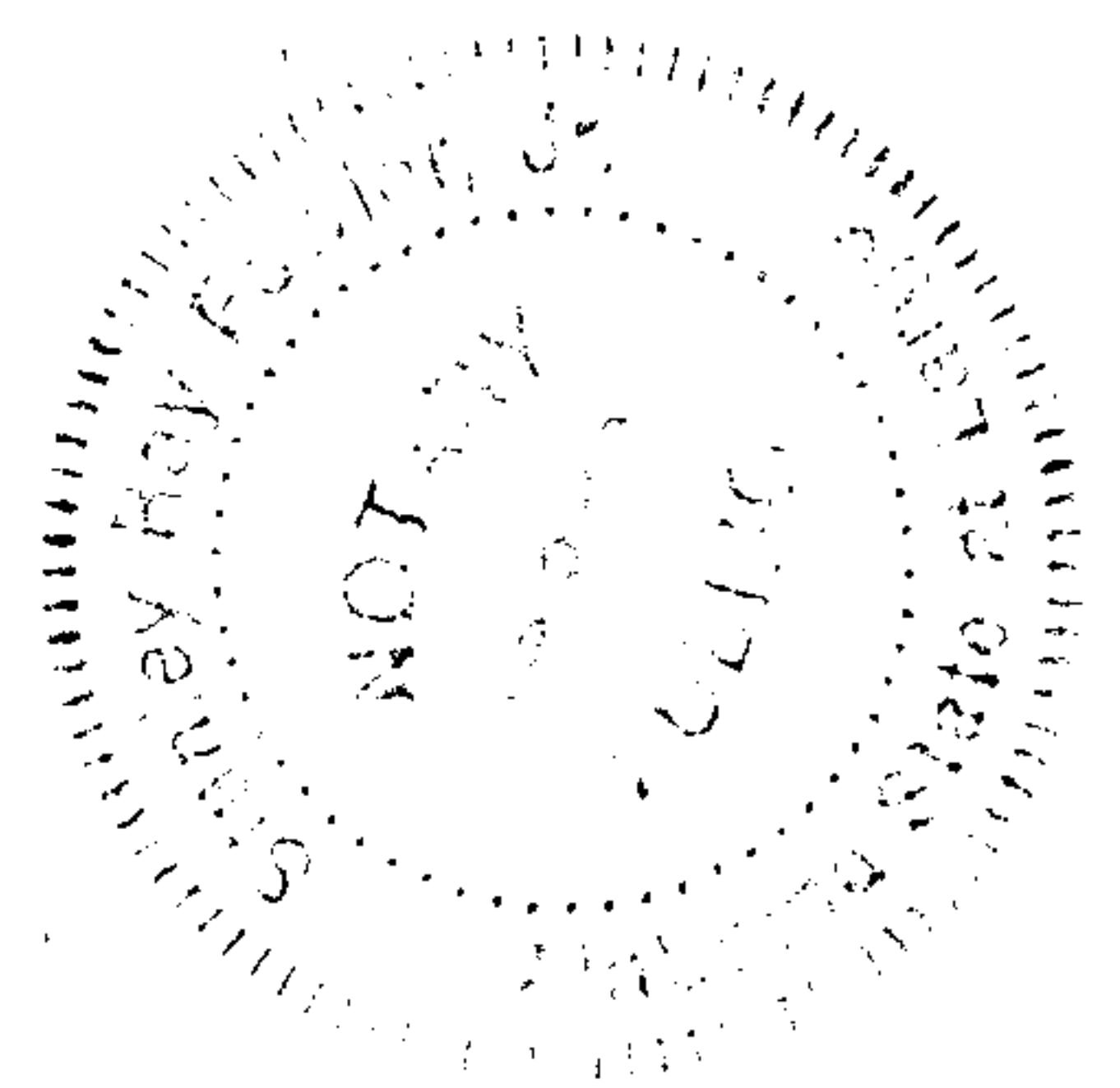
JEFFERSON COUNTY )


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 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 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 12 day of June, 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 1906 Chandalar Court  
Pelham, AL 35124

Date of Sale 06/10/2013

Total Purchase Price \$65,105.81

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 \_\_\_\_\_

Print Jessica R. Plaxco, foreclosure specialist

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Unattested \_\_\_\_\_

d by)



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Form RT-1