

SEND TAX NOTICE TO:

Flagstar Bank, F. S. B.

5151 Corporate Drive

Troy, MI 48098



20130730000308320 1/4 \$26.00
Shelby Cnty Judge of Probate, AL
07/30/2013 09:25:49 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 25th day of February, 2011, Benjamin V. Kayatta and Shelly A. Kayatta, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for HomeTown Mortgage Services, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20110308000077570, said mortgage having subsequently been transferred and assigned to Flagstar Bank, FSB, by instrument recorded in Instrument Number 20130501000177090, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee 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 Flagstar Bank, FSB 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 June 19, 2013, June 26, 2013, and July 3, 2013; and

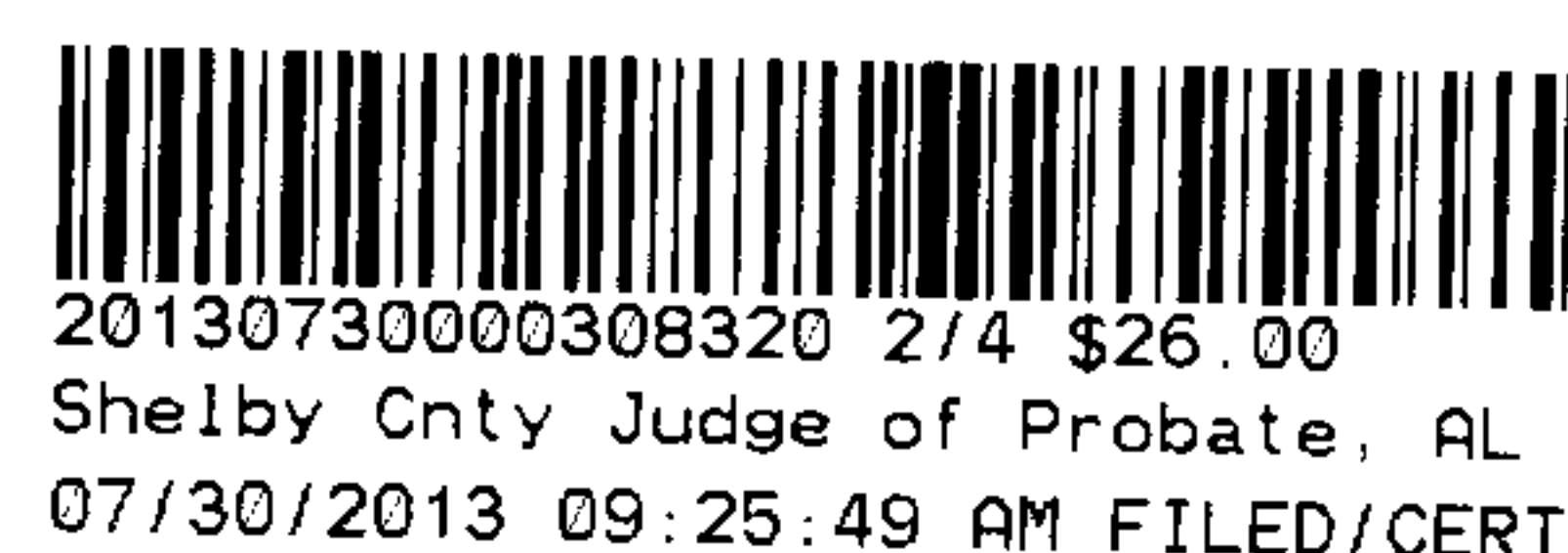
WHEREAS, on July 22, 2013, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Flagstar Bank, FSB did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby 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 Flagstar Bank, FSB; and

WHEREAS, Flagstar Bank, FSB was the highest bidder and best bidder in the amount of One Hundred Sixty-Three Thousand Forty-One And 00/100 Dollars (\$163,041.00) on the indebtedness secured by said mortgage, the said Flagstar Bank, FSB, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Flagstar Bank, FSB all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 65, according to the Survey of Park Forest, Sector 7, Phase 1, as recorded in Map Book 19, Page 33, in the Office of the Probate Judge of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Flagstar Bank, FSB 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, Flagstar Bank, FSB, 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 Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 25 day of July, 2013.

Flagstar Bank, FSB

By: AMN Auctioneering, LLC
Its: Auctioneer

By: *Aaron Nelson*
Aaron Nelson, Member

STATE OF ALABAMA)

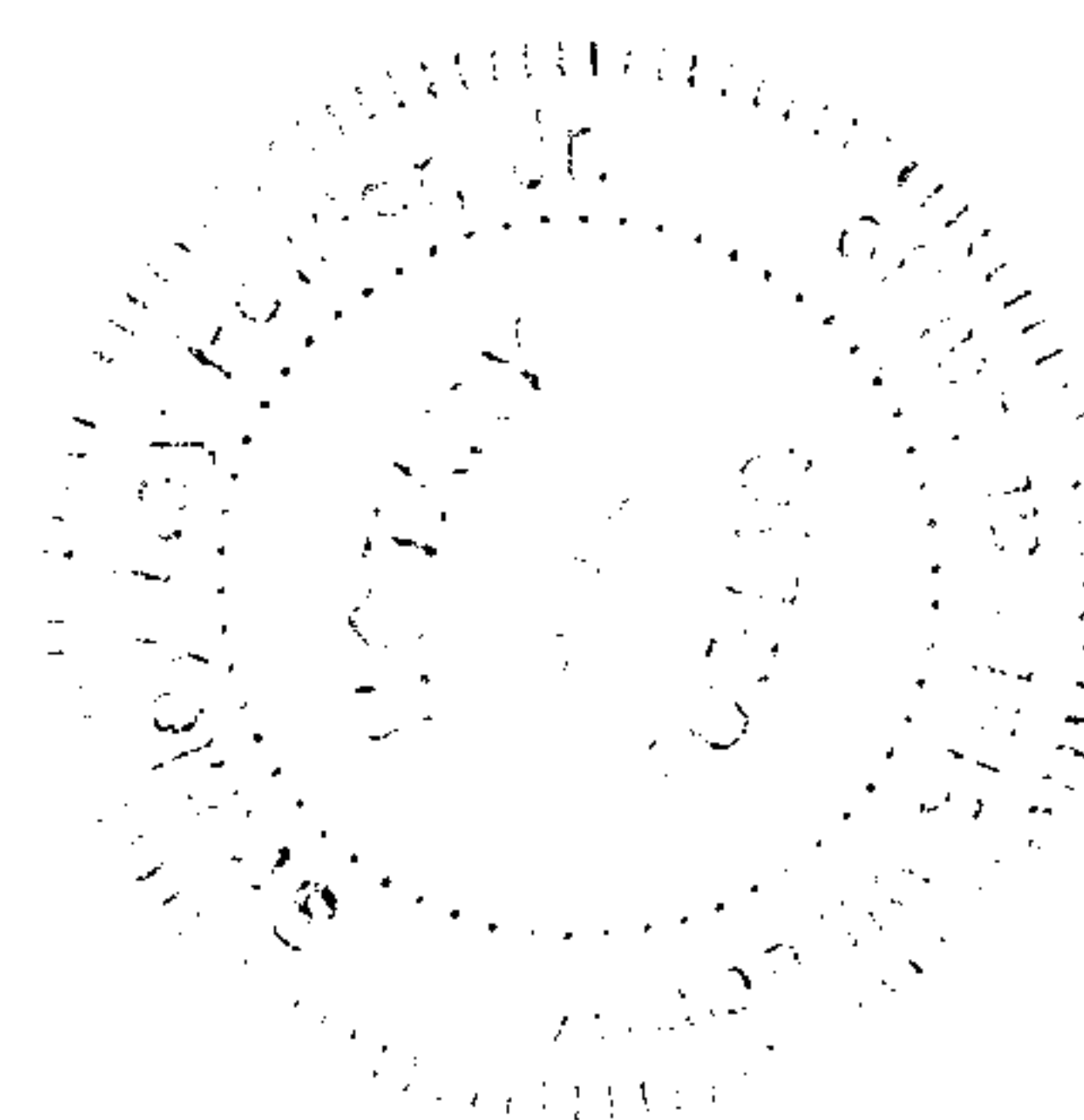
JEFFERSON COUNTY)

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 Flagstar Bank, FSB, 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 Transferee.

Given under my hand and official seal on this 25 day of July, 2013.

Stanley Ray Zulu
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 Flagstar Bank, FSB
c/o Flagstar Bank, F. S. B.

Mailing Address 5151 Corporate Drive
Troy, MI 48098

Property Address 102 Grove Hill Drive
Alabaster, AL 35007

Grantee's Name Flagstar Bank, FSB
c/o Flagstar Bank, F. S. B.

Mailing Address 5151 Corporate Drive
Troy, MI 48098

Date of Sale 7/22/2013

Total Purchase Price \$163,041.00

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.

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 _____
(verified by)

Print Katelyn Clark, foreclosure specialist

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



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Form RT-1