

AUCTIONEER'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, Justus O. Gichaba, unmarried executed a mortgage to; Navy Federal Credit Union dated April 15, 2003, and Recorded in Instrument Number 20030418000236300 of the records in the Office of the Judge of Probate, Shelby County, Alabama; 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 19, June 26, and July 3, 2013, fixing the time of the sale of said property to be during the legal hours of sale on the 11th day of July, 2013; 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

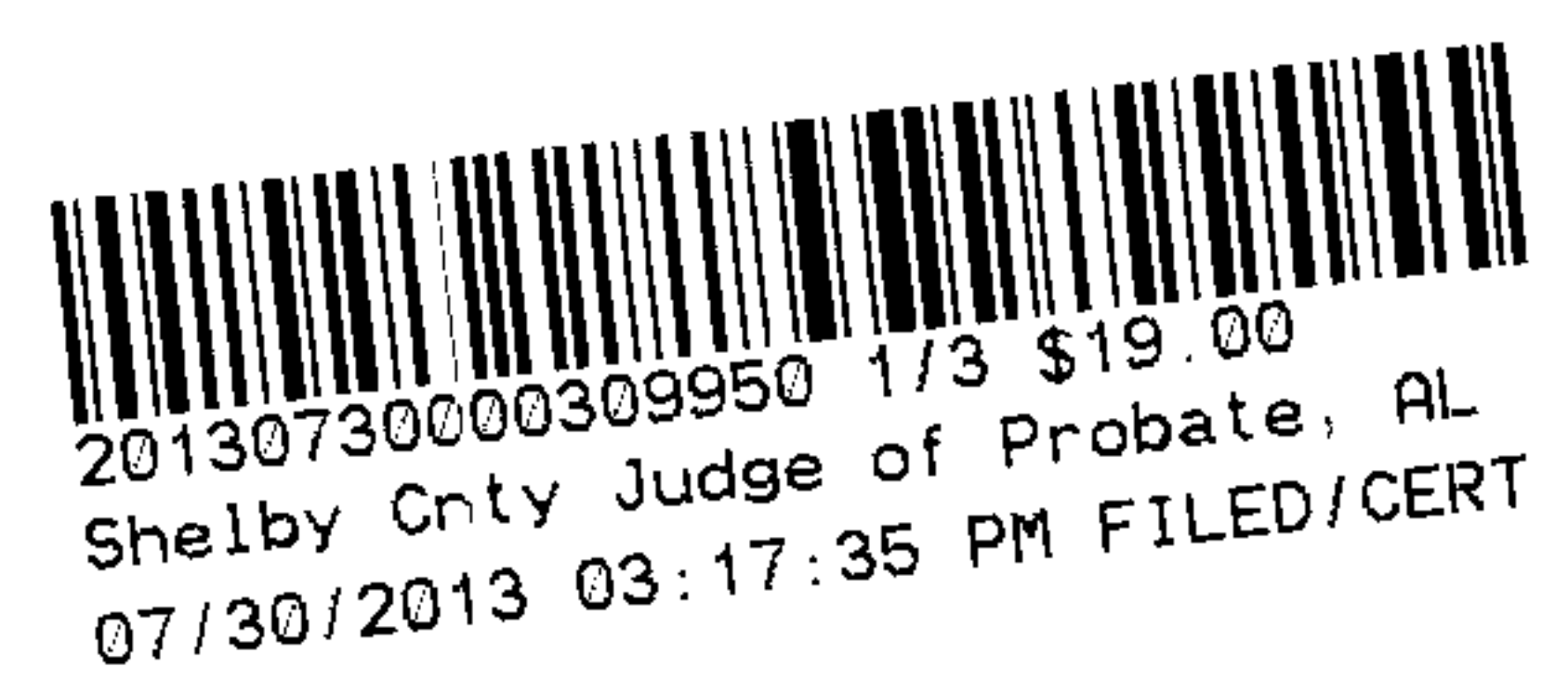
WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 11th day of July, 2013, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale **Federal National Mortgage Association** was the highest and best bidder and did become the purchaser of the real property hereinafter described for a credit bid of **\$136,652.06**. The said **Navy Federal Credit Union**, by and through Edie S. Pickett as auctioneer, and as its attorney-in-fact, and Justus O. Gichaba, by Edie S. Pickett, as auctioneer 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:

**LOTS 43A AND 43B, ACCORDING TO THE RESURVEY OF LOTS
12, 13, 14, 15, 16, 28, 29, 32, 43, 53, 54, 55, 56, 57, 58, 59, 60, 79,
80, 81, 82 AND 83 OF OLD CAHABA II-B, AS RECORDED IN
MAP BOOK 30, PAGE 124, IN THE JUDGE OF PROBATE
OFFICE OF SHELBY COUNTY, ALABAMA.**

**PROPERTY ADDRESS (for informational purposes only): 421 Old
Cahaba Way Helena, AL 35080**

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 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 **Navy Federal Credit Union**, and Justus O. Gichaba, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale as of the 11th day of July, 2013.



Navy Federal Credit Union and Justus O. Gichaba

BY: Edie S. Pickett
Edie S. Pickett
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 Edie S. Pickett, whose name as attorney-in-fact and auctioneer for **Navy Federal Credit Union**, and Justus O. Gichaba 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, she, 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 23RD day of July, 2013.

[Signature]
NOTARY PUBLIC
My Commission Expires: 4/3/2017

GRANTEE'S NAME & ADDRESS:

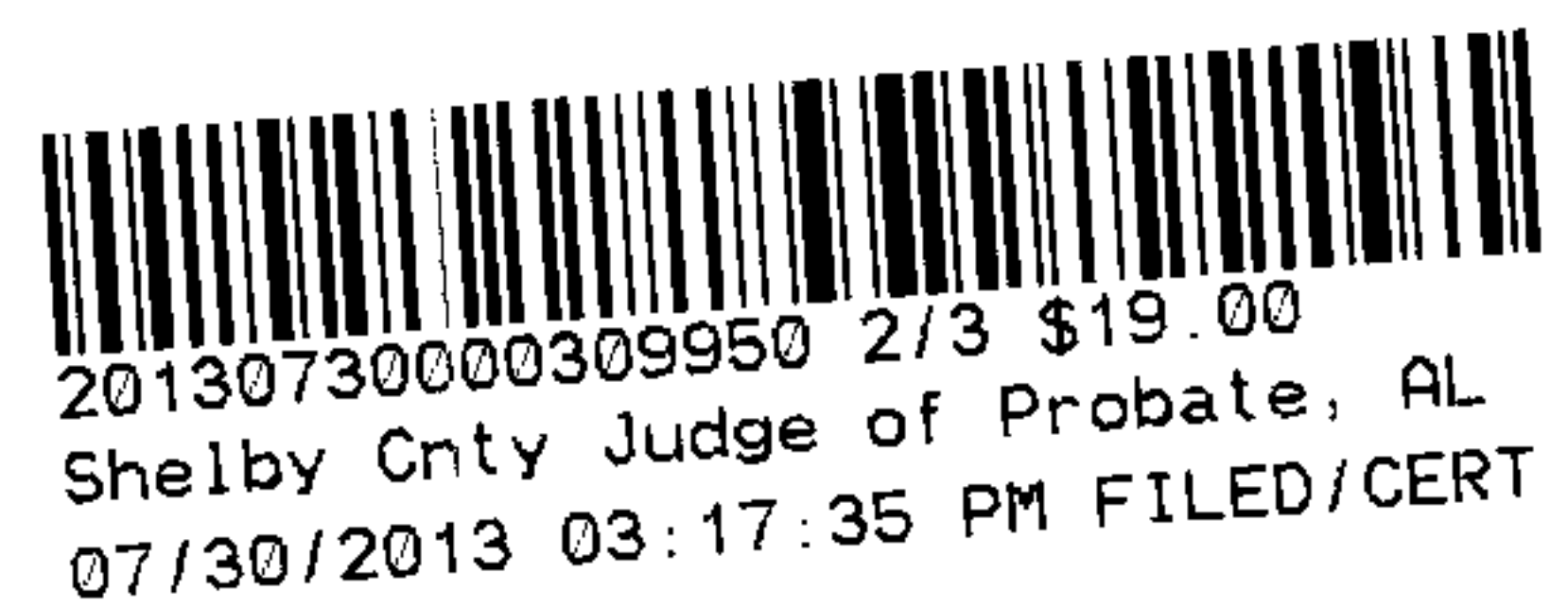
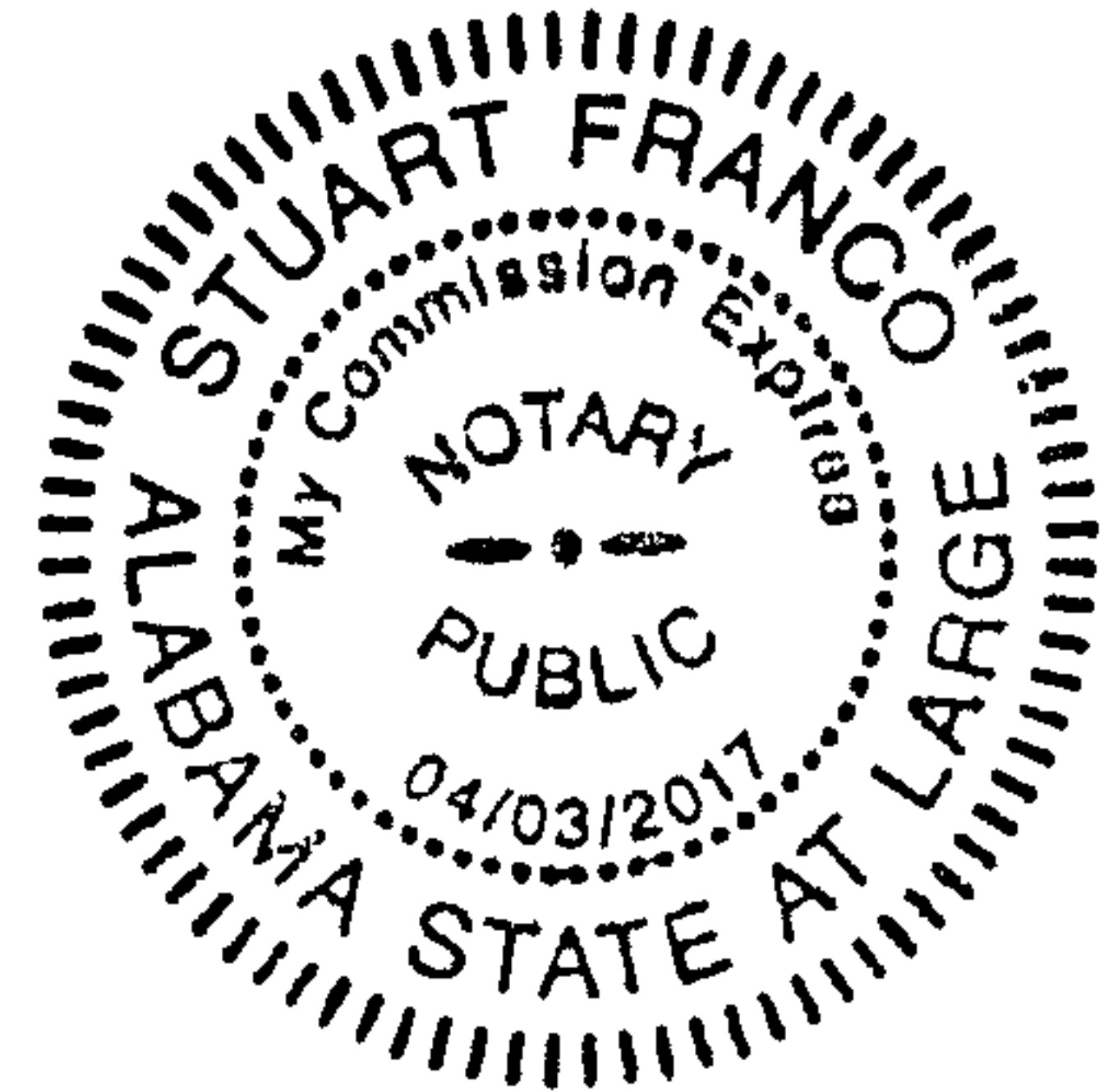
Federal National Mortgage Association
14221 Dallas Parkway, Ste 1000
Dallas, TX 75254

GRANTOR'S NAME & ADDRESS:

Justus O. Gichaba
421 Old Cahaba Way
Helena, AL 35080

This instrument prepared by:

Beth McFadden Rouse
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
(251) 342-9172
5789-209



Real Estate Sales Validation Form

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

Grantor's Name Justus O. Gichaba
Mailing Address 1857 Adagio Drive
Alpharetta, GA 3009

Grantee's Name Federal National Mtg Association
Mailing Address 14221 Dallas Parkway, Ste 1000
Dallas, Texas 75254

Property Address 421 Old Cahaba Way
Helena, AL 35080

Date of Sale July 11, 2013
Total Purchase Price \$ 136,652.06

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 Bid 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, 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 7/15/13

Print Beth McFadden Rouse atty for NFEU

Unattested (verified by)

Sign (Grantee/Owner/Agent) circle one

Print Form

Form RT-1

20130730000309950 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
07/30/2013 03:17:35 PM FILED/CERT