


SEND TAX NOTICE TO:

Federal National Mortgage Association

13455 Noel Road, Suite 660

Dallas, TX 75240


20130904000358880 1/4 \$26.00
Shelby Cnty Judge of Probate, AL
09/04/2013 10:15:13 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 29th day of August, 2007, Michael A. Canton an unmarried man, executed that certain mortgage on real property hereinafter described to National City Mortgage, a division of National City Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070910000423980, 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 PNC Bank, National Association successor by merger to National City Mortgage, a division of National City Bank 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 July 17, 2013, July 24, 2013, and July 31, 2013; and

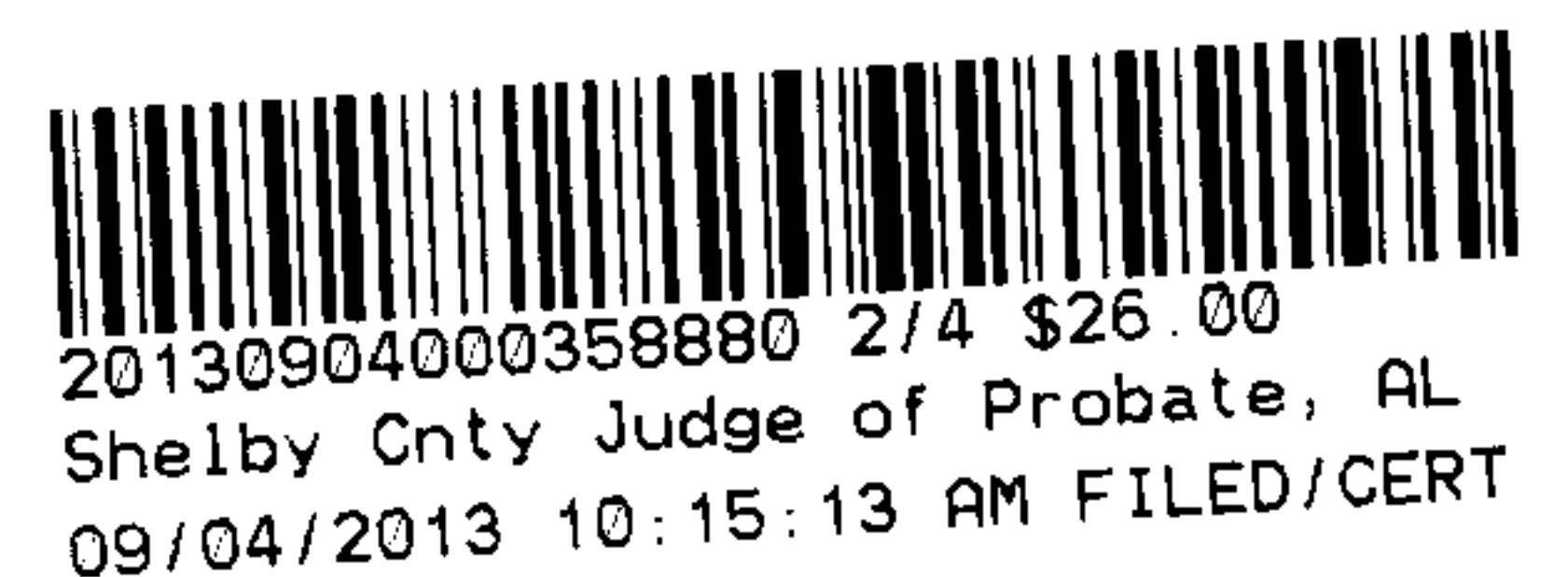
WHEREAS, on August 19, 2013, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and PNC Bank, National Association successor by merger to National City Mortgage, a division of National City Bank did 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 PNC Bank, National Association successor by merger to National City Mortgage, a division of National City Bank; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of One Hundred Thirty-Three Thousand Eight Hundred Sixty-Six And 65/100 Dollars (\$133,866.65) on the indebtedness secured by said mortgage, the said PNC Bank, National Association successor by merger to National City Mortgage, a division of National City Bank, 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:

Lot 117, according to the map and survey of Forest Lakes Sector 2 - Phase 1, as recorded in Map Book 29, Page 114, in the Office of the Judge of Proabate of 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 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, PNC Bank, National Association successor by merger to National City Mortgage, a division of National City Bank, 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 22 day of Aug, 2013.

PNC Bank, National Association successor by merger to National City Mortgage, a division of National City Bank

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 PNC Bank, National Association successor by merger to National City Mortgage, a division of National City Bank, 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 22 day of August, 2013.

Brenda Leigh Row
Notary Public
My Commission Expires: MY COMMISSION EXPIRES OCTOBER 28, 2014

This instrument prepared by:
Andy Saag
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 PNC Bank, National Association
successor by merger to National
City Mortgage, a division of
National City Bank

Grantee's Name Federal National Mortgage
Association

c/o PNC Mortgage, a division of
PNC Bank, National
Association

Mailing Address 3232 Newmark Drive
Miamisburg, OH 45342

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

Property Address 2093 Forest Lakes Ln
Sterrett, AL 35147

Date of Sale 8/19/2013

Total Purchase Price \$133,866.65

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

Print Brandi Reid Rowell, foreclosure specialist

☐ Unattested

(verified by)

Sign Brandi Rowell

(Grantor/Grantee/Owner/Agent) circle one



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