SEND TAX NOTICE TO: Federal National Mortgage Association 13455 Noel Road, Suite 660 Dallas, TX 75240

STATE OF ALABAMA

,

SHELBY COUNTY

20140313000069860 1/4 \$25.00

Shelby Cnty Judge of Probate, AL 03/13/2014 10:26:41 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 26th day of February, 2007, Carri J. Featheringill, unmarried, 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 20070302000093840, 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 PNC Bank, National Association, successor by merger to National City Bank, 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 January 22, 2014, January 29, 2014, and February 5, 2014; and







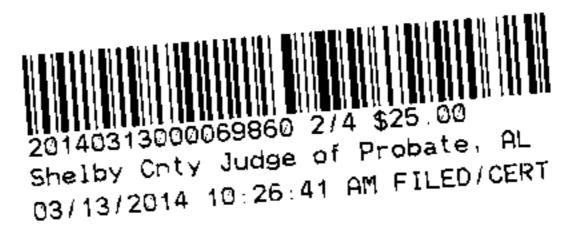
WHEREAS, on March 3, 2014, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and PNC Bank, National Association, successor by merger to National City Bank, a division of National City Bank did offer 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 Bank, 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 Fifty Thousand Two Hundred Eighty-Three And 98/100 Dollars (\$150,283.98) on the indebtedness secured by said mortgage, the said PNC Bank, National Association, successor by merger to National City Bank, a division of National City Bank, 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 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 9, according to the Survey of Meadow Brook Townhomes, Phase II, 2nd Sector, as recorded in Map Book 22, Page 4 A and B, in the Probate Office 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.









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 Bank, 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

2014.

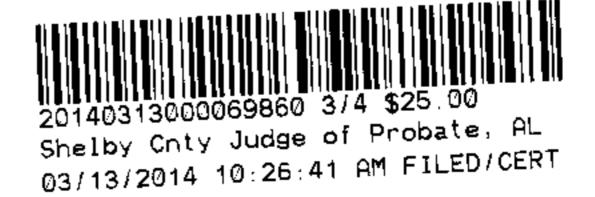
Notary Public

My Commission Expires:

This instrument prepared by: Rebecca Redmond SIROTE & PERMUTT, P.C.

P. O. Box 55727

Birmingham, Alabama 35255-5727









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 Associated Successor by merger to National City Bank, a division of National City Bank	ional	Federal National Mortgage Association
Mailing Address	c/o PNC Mortgage, a division PNC Bank, National Association 3232 Newmark Drive Miamisburg, OH 45342	n of Mailing Address	13455 Noel Road, Suite 660 Dallas, TX 75240
Property Address	209 Meadow Croft Cir Birmingham, AL 35242	Date of Sale	03/03/2014
		Total Purchase Price or Actual Value or Assessor's Market Value	\$ <u>150,283.98</u> \$\$
•	mentary evidence is not requir	form can be verified in the following do ed) _ Appraisal <u>Other Foreclosure Bid Price</u>	cumentary evidence: (check one)
If the conveyance do this form is not requir	•	ion contains all of the required informa	tion referenced above, the filing of
	false statements claimed on thi	the information contained in this docuing the imposition of the second s	
Date		Print <u>Megan Noojin, foreclosure</u>	specialist
Unattested	(verified by)	Sign	Owner(Agent) circle one

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