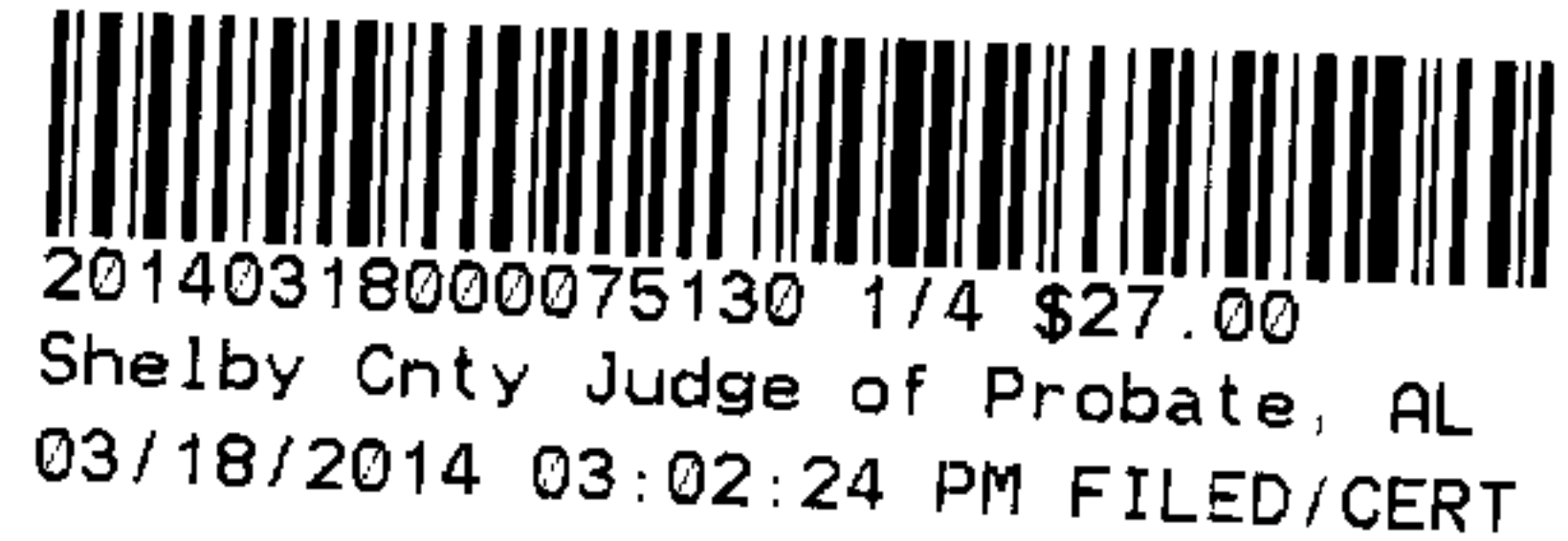


SEND TAX NOTICE TO:
EverBank
301 West Bay Street
Jacksonville, FL 32202



STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 3rd day of July, 2002, Gartrell L. Gibson, a single person, executed that certain mortgage on real property hereinafter described to First Indiana Bank, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number: 20020812000379520 amended in Instrument Numbers: 20060414000174700 and 20130617000248710, said mortgage having subsequently been transferred and assigned to American Savings, by instrument recorded in Instrument Number 20111207000370010, 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 American Savings 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 Alabama Messenger, a newspaper of general circulation published in Shelby County, Alabama, in its issues of January 15, 2014, January 22, 2014, and January 29, 2014; and

WHEREAS, on March 10, 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 American Savings did offer



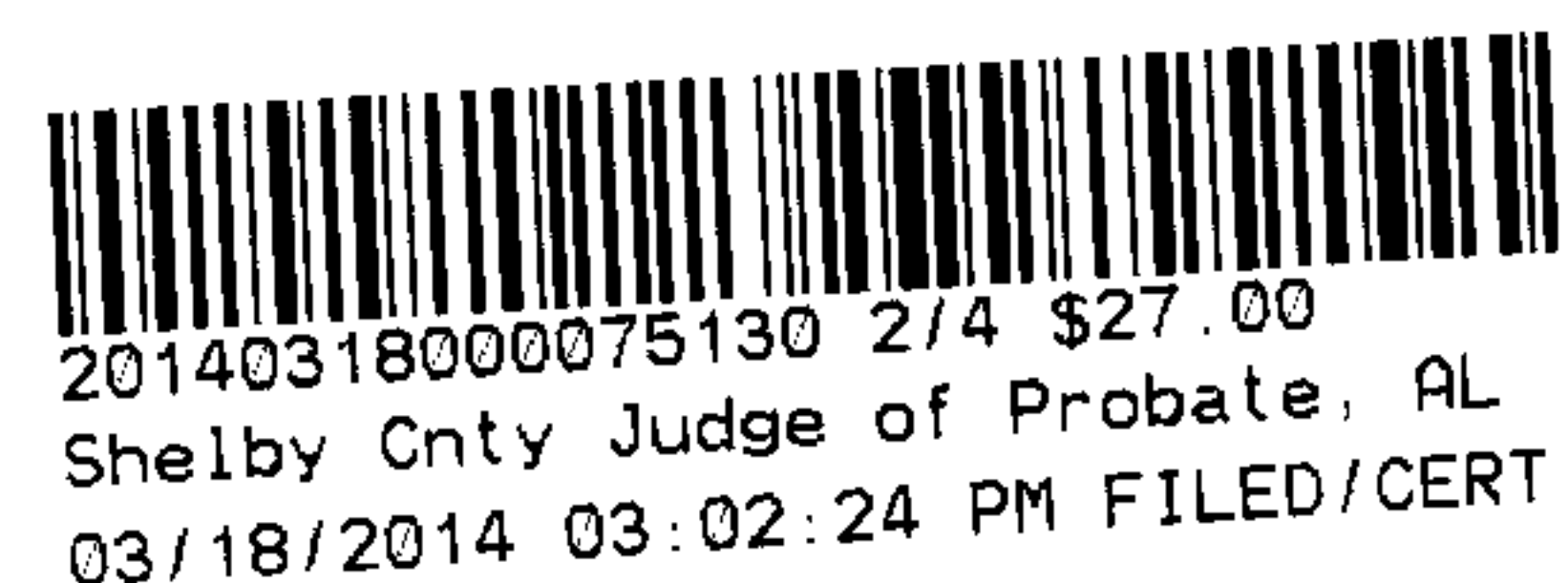
for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

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 American Savings; and

WHEREAS, American Savings was the highest bidder and best bidder in the amount of Sixty-Five Thousand Six Hundred Thirty-Two And 95/100 Dollars (\$65,632.95) on the indebtedness secured by said mortgage, the said American Savings, 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 American Savings all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Unit 17-3, in Windhover, a Condominium, located at Old Rocky Ridge Road, Jefferson County, Alabama, as established by Declaration of Condominium, recorded on July 23, 1975, in Real Volume 1197, Page 689, in the Probate Office of Jefferson County, Alabama and in Misc. Book 12, Page 1, in the Probate Office of Shelby County, Alabama, as amended by Amendments of Declaration of Condominium recorded in Real Volume 1200, Page 637, in Real Volume 1385, Page 91, in Real Volume 1388, Page 152, in Real Volume 1564, Page 374, in Real Volume 1573, Page 594, in Real Volume 1632, Page 85, and in Real Volume 1632, Page 93, in the Probate Office of Jefferson County, Alabama and in Miscellaneous Book 12, Page 196, in Miscellaneous Book 18, Page 28, in Miscellaneous Book 18, Page 183, in Miscellaneous Book 24, Page 465, in Miscellaneous Book 24, Page 468, in Miscellaneous Book 25, Page 329 and in Miscellaneous Book 26, Page 337, and in Miscellaneous Book 28, Page 769, in the Probate Office of Shelby County, Alabama; together with an undivided interest in the common elements of Windhover, a Condominium, as set out in Exhibit "B" attached to said Declaration of Condominium, as it may have been or may hereafter be amended pursuant to said Declaration; said unit being more particularly detailed in the plans and drawings of said Condominium as recorded in Map Book 107, Page 26, in the Probate Office of Jefferson County, Alabama, and in Map Book 6, Page 52, in the Probate Office of Shelby County, Alabama, as amended by revised or supplemental plans recorded in Map Book 107, Page 32 in Map Book 111, Page 34, in Map Book 115, Page 5, in Map Book 116, Page 76, and in Map Book 116, Page 77, in the Probate Office of Jefferson County, Alabama, and in Map Book 6, Page 53, in Map Book 6, Page 54, in Map Book 6, Page 55, in Map Book 6, Page 133, in Map Book 7, Page 41, in Map Book 7, Page 81, and in Map Book 7, Page 82, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto American Savings 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, American Savings, 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 12 day of March, 2014.

American Savings

By: AMN Auctioneering, LLC
Its: Auctioneer

By: *A Nelson*
Aaron Nelson, Member

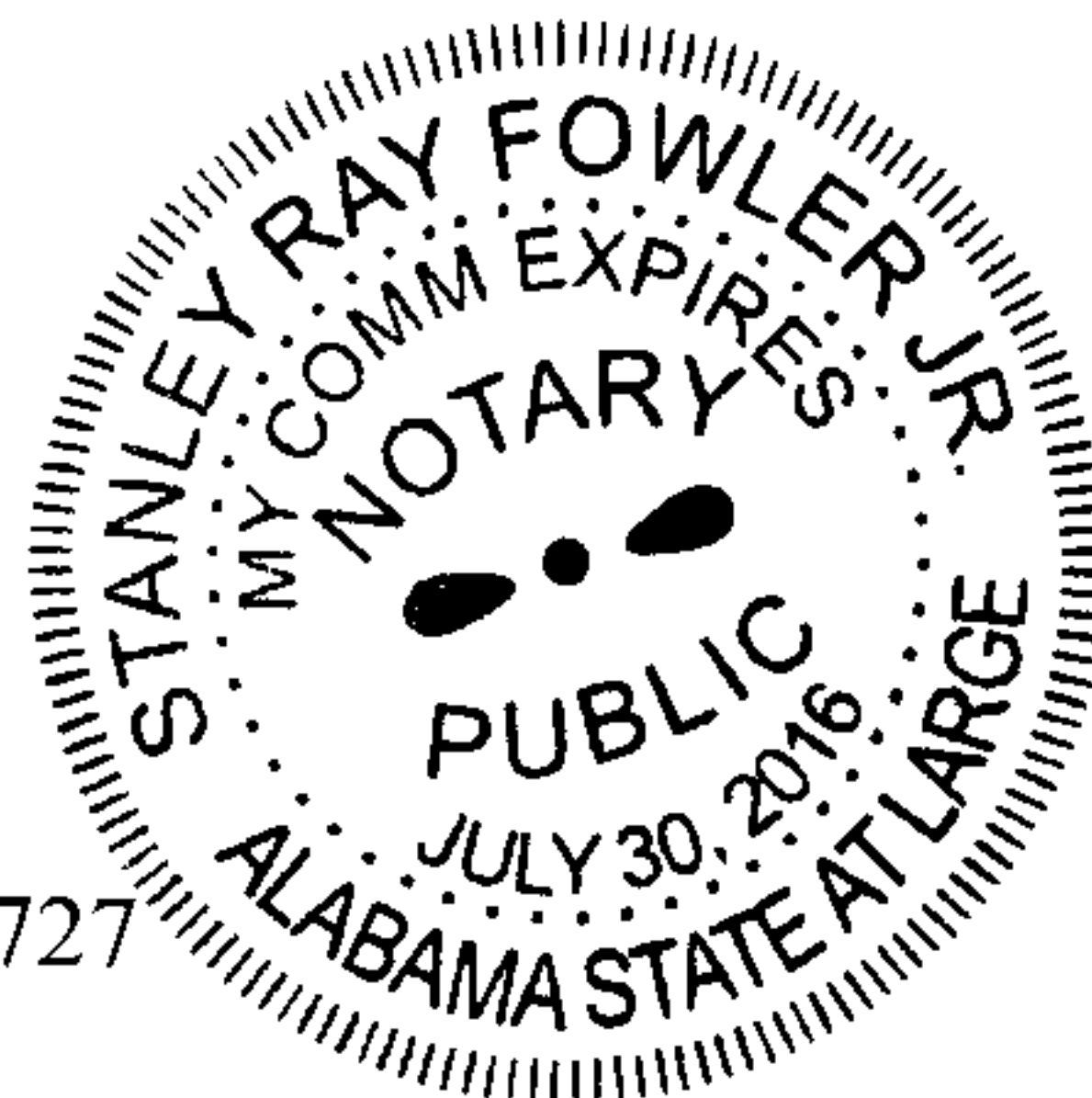
STATE OF ALABAMA)

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 American Savings, 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 12 day of March, 2014.

This instrument prepared by:
Rebecca Redmond
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



Sam J
Notary Public
My Commission Expires: _____



20140318000075130 3/4 \$27.00
Shelby Cnty Judge of Probate, AL
03/18/2014 03:02:24 PM FILED/CERT



Real Estate Sales Validation Form

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

Grantor's Name American Savings

Grantee's Name American Savings

Mailing Address c/o EverBank
301 West Bay Street
Jacksonville, FL 32202

Mailing Address c/o EverBank
301 West Bay Street
Jacksonville, FL 32202

Property Address 2405 Mallard Dr
Birmingham, AL 35216

Date of Sale 3/10/2014

Total Purchase Price \$65,632.95

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 Megan Noojin, foreclosure specialist

☐ Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



20140318000075130 4/4 \$27.00
Shelby Cnty Judge of Probate, AL
03/18/2014 03:02:24 PM FILED/CERT