


AUCTIONEER'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY


20140324000080680 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
03/24/2014 10:42:42 AM FILED/CERT

WHEREAS, ROBERT SHARP, JR., a married man and AMANDA SHARP, a married woman executed a mortgage to The Secretary of Veterans Affairs on the 5th day of March, 2007 on that certain real property hereinafter described, which mortgage is recorded in Instrument Number 20070314000114540, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to Deutsche Bank National Trust Company as Trustee for Vendee Mortgage Trust 2008-1 by instrument recorded in Instrument Number 20130621000256120 of said Probate Court records; 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 of general circulation published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on January 15th, January 22nd and January 29th, 2013, fixing the time of the sale of said property to be during the legal hours of sale on the 10th day of February, 2014, 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 10th day of February, 2014, 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 **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE HOLDERS OF THE VENDEE MORTGAGE TRUST 2008-1** was the highest and best bidder and did become the purchaser of the real property hereinafter described for a credit bid of **\$73,720.00**. The said Deutsche Bank National Trust Company as Trustee for Vendee Mortgage Trust 2008-1, by and through Reed Hudson as auctioneer, and as its attorney-in-fact, and Robert Sharp, Jr. and Amanda Sharp by Reed Hudson, as auctioneer under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE HOLDERS OF THE VENDEE MORTGAGE TRUST 2008-1**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA, BEING ALSO A PART OF PROPERTY RECORDED IN DEED BOOK 302, PAGE 89, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID 1/4 - 1/4 SECTION; THENCE RUN ALONG THE EAST LINE OF SAID 1/4 - 1/4 SECTION 978.00 FEET TO A POINT 331.20 FEET SOUTH OF THE NORTHEAST CORNER OF SAID 1/4 - 1/4 SECTION; THENCE TURN 91 DEGREES 51 MINUTES TO THE LEFT AND RUN WEST 498.03 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE TURN 90 DEGREES 00 MINUTES LEFT AND RUN SOUTH 301.00 FEET TO A POINT; THENCE TURN 90 DEGREES 00 MINUTES RIGHT AND RUN WEST 312.33 FEET TO A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF SHELBY COUNTY ROAD NO. 10; THENCE TURN RIGHT AND RUN NORTHWESTERLY ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT, A RADIUS OF 675.74 FEET, FOR AN ARC LENGTH OF 339.24 FEET TO A POINT OF TANGENT; THENCE RUN NORTHWESTERLY ALONG R.O.W 21.79 FEET; THENCE TURN 109 DEGREES 22 MINUTES RIGHT AND RUN EAST 510.00 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: (for information purposes only) 3050 Hwy 10 West, Montevallo, AL 35115

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 **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE HOLDERS OF THE VENDEE MORTGAGE TRUST 2008-1**, 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 Deutsche Bank National Trust Company as Trustee for Vendee Mortgage Trust 2008-1, and Robert Sharp, Jr. and Amanda Sharp, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale as of the 10th day of February, 2014.

DEUTSCHE BANK NATIONAL TRUST COMPANY
AS TRUSTEE FOR VENDEE MORTGAGE TRUST
2008-1 and
ROBERT SHARP, JR. and AMANDA SHARP

BY: _____

Reed Hudson

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 Reed Hudson, whose name as attorney-in-fact and auctioneer for Deutsche Bank National Trust Company as Trustee for Vendee Mortgage Trust 2008-1, and Robert Sharp, Jr. and Amanda Sharp 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, he, 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 10th day of February, 2014.

Melody Bales

NOTARY PUBLIC


My Commission Expires: 7/29/15

GRANTEE'S ADDRESS:

Deutsche Bank National Trust Company
As Trustee
5401 N. Beach Street
Ft. Worth, TX 76137

GRANTOR'S ADDRESS:

Robert Sharp, Jr. and Amanda Sharp
161 Creekstone Trl
Calera, Alabama 35040


20140324000080680 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
03/24/2014 10:42:42 AM FILED/CERT

This instrument prepared by:

William S. McFadden
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
(251) 342-9172

Real Estate Sales Validation Form

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

Grantor's Name Robert Sharp, Jr.
Mailing Address Amanda Sharp
161 Creekstone Trl
Calera, Alabama 35040

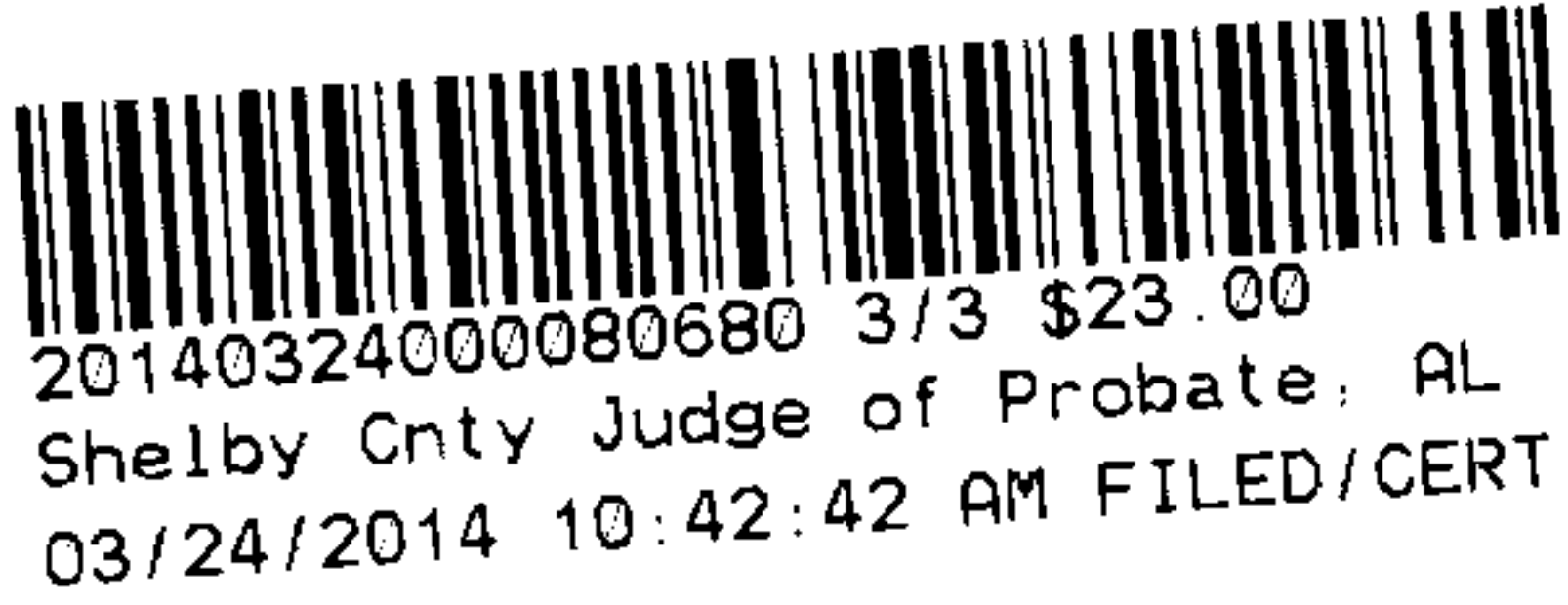
Grantee's Name Deutsche Bank National Trust Co.
Mailing Address 5401 N. Beach Street
Ft. Worth, TX 76137

Property Address 3050 Hwy 10 W
Montevallo, Alabama 35115

Date of Sale February 10, 2014
Total Purchase Price \$ 73,720.00

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)

- | | |
|--|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Auctioneer deed |
| <input type="checkbox"/> 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.

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 2/15/14

Print William S. McFadden

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

Unattested
(verified by)

Print Form

Form RT-1