

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

STATE OF ALABAMA)
SHELBY COUNTY)


20140423000118510 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
04/23/2014 11:04:45 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 1st day of May, 2003, John M. Williams, married and wife, Lucretia B. Williams, executed that certain mortgage on real property hereinafter described to Regions Mortgage, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20030506000278180, 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 Regions Bank successor by merger with Regions Mortgage, Inc. 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 March 12, 2014, March 19, 2014, and March 26, 2014; and

WHEREAS, on April 14, 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 Regions Bank successor by merger with Regions Mortgage, Inc. 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



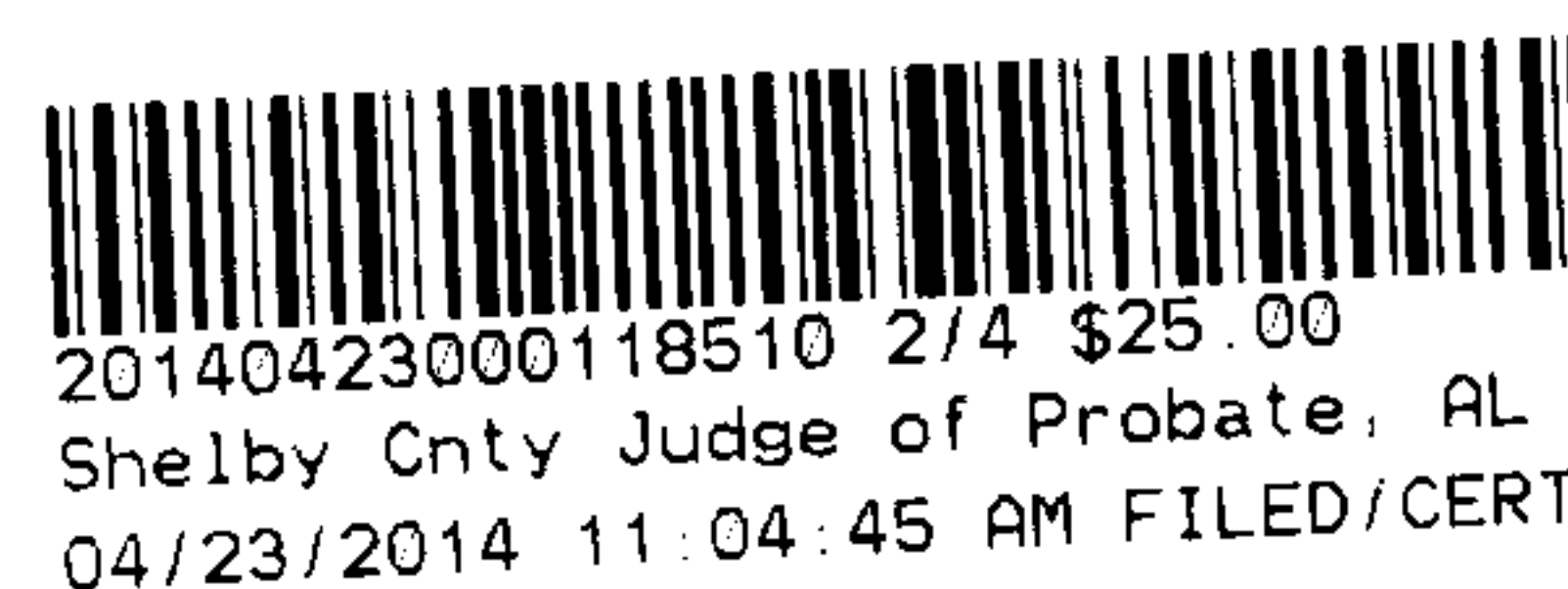
WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Regions Bank successor by merger with Regions Mortgage, Inc.; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Seventy-Two Thousand Four Hundred Forty-Four And 30/100 Dollars (\$72,444.30) on the indebtedness secured by said mortgage, the said Regions Bank successor by merger with Regions Mortgage, Inc., 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:

Commence at the Southeast corner of the SW 1/4 of the NE 1/4 of Section 12, Township 24, Range 15 East, run West along the South line of said quarter-quarter section for a distance of 750.4 feet to a point; thence turn left and run on a bearing of North 3 degrees 30 minutes West for 328.4 feet; thence turn left and run on a bearing of South 67 degrees 15 minutes West for 54.4 feet; thence turn left and run on a bearing of South 59 degrees 20 minutes West for 58.1 feet; thence turn left and run on a bearing of South 46 degrees 20 minutes West for 224.5 feet; thence turn left and run on a bearing of South 3 degrees 30 minutes East for a distance of 195.0 feet to the point of beginning of the lot herein conveyed; thence turn left and run on a bearing of North 46 degrees 20 minutes East for 130.0 feet; thence turn right and run on a bearing of South 3 degrees 30 minutes East for 50.0 feet; thence turn right and run on a bearing of South 46 degrees 20 minutes West 130.0 feet; thence turn right and run on a bearing of North 3 degrees 30 minutes West for 50.0 feet to the point of beginning. The land herein conveyed is a parallelogram measuring 130.0 feet by 50.0 feet and is situated in Shelby County, Alabama.

ALSO: From the SW corner of the NW 1/4 of the SE 1/4, Section 12, Township 24 North, Range 15 East, run Northerly along the West line of said 1/4-1/4 section 951.93 feet; thence turn right an angle of 90 degrees 00 minutes and run Easterly 323.03 feet; thence turn left and angle of 88 degrees 39 minutes and run Northerly 308.0 feet to point of beginning of the land herein described; thence continue Northerly on the same course 142.00 feet, more or less, to the South shore of Lay Lake; thence run Southwesterly along said shore line 10.00 feet to a point; thence run Southerly and parallel with the East line of the land herein described, to a point which is due West of the Point of Beginning; thence run East to the point of beginning. Situated in 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, Regions Bank successor by merger with Regions Mortgage, Inc., 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 17 day of April, 2014.

Regions Bank successor by merger with Regions Mortgage, Inc.

By: AMN Auctioneering, LLC
Its: Auctioneer

By: Aaron Nelson
Aaron Nelson, Member

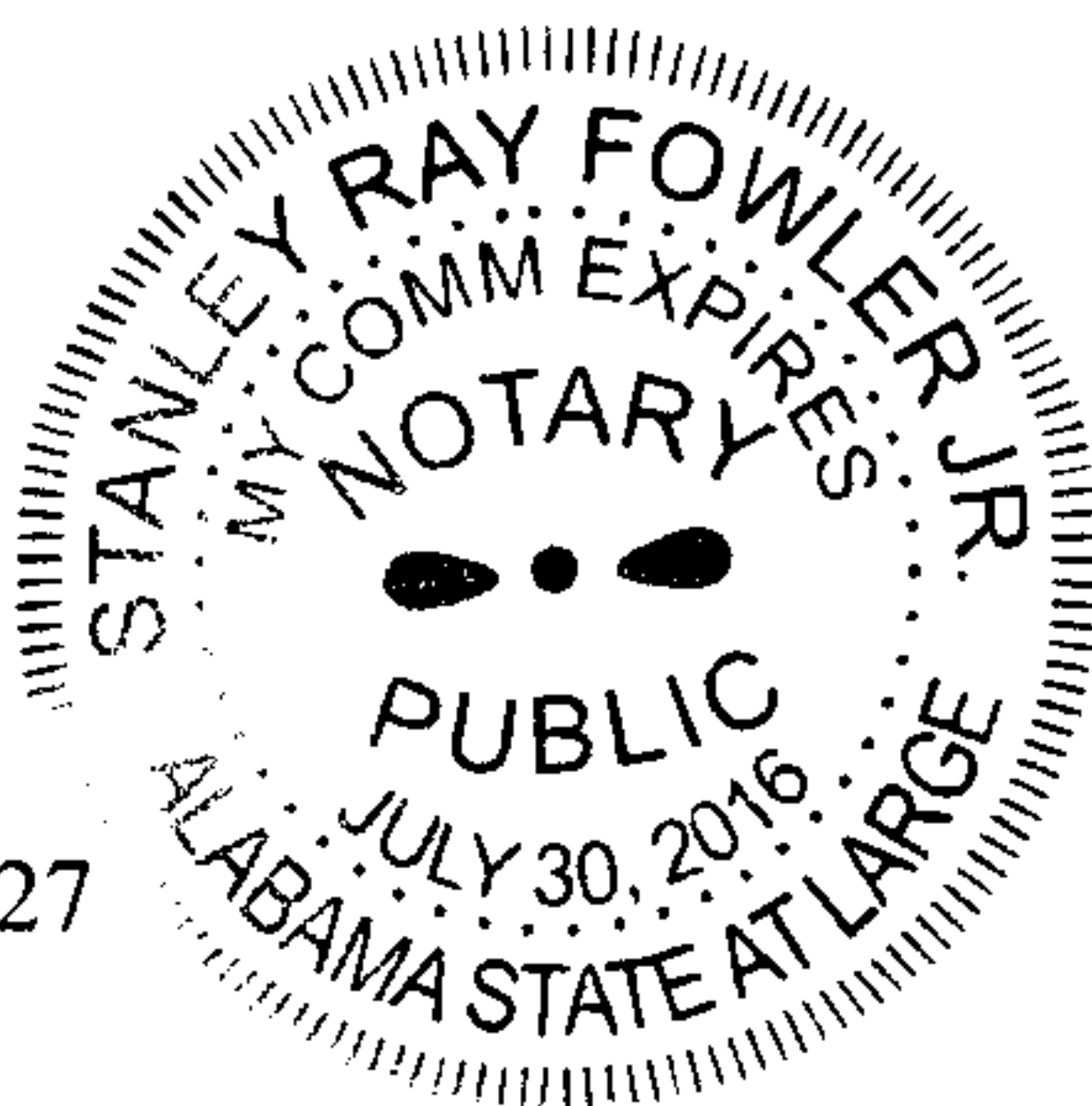
STATE OF ALABAMA)

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 Regions Bank successor by merger with Regions Mortgage, Inc., 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 17 day of April, 2014.

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



Stan
Notary Public
My Commission Expires: _____



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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	<u>Regions Bank successor by merger</u> <u>with Regions Mortgage, Inc.</u> <u>c/o Regions Bank dba Regions</u> <u>Mortgage</u>	Grantee's Name	<u>Federal National Mortgage</u> <u>Association</u>
Mailing Address	<u>7130 Goodlett Farms Parkway</u> <u>Cordova, TN 38016</u>	Mailing Address	<u>13455 Noel Road, Suite 660</u> <u>Dallas, TX 75240</u>
Property Address	<u>95 Minnow Ln</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>04/14/2014</u>
		Total Purchase Price	<u>\$72,444.30</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 _____

☐ Unattested

(verified by)

Print Tradia Vereen, foreclosure specialist

Sign

(Grantor/Grantee/Owner/Agent) circle one

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