


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


20140729000233110 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
07/29/2014 01:42:58 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 6th day of February, 2009, C. Melissa Ianniello and Bradley Ianniello, wife and husband, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Regions Bank d/b/a Regions Mortgage, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20090212000049550, said mortgage having subsequently been transferred and assigned to Regions Bank d/b/a Regions Mortgage, by instrument recorded in Instrument Number 20120917000352440, 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 Regions Bank d/b/a Regions Mortgage 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 June 18, 2014, June 25, 2014, and July 2, 2014; and



WHEREAS, on July 21, 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 d/b/a Regions Mortgage 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 d/b/a Regions Mortgage; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Ninety-Two Thousand Three Hundred Twenty-Three And 92/100 Dollars (\$92,323.92) on the indebtedness secured by said mortgage, the said Regions Bank d/b/a Regions Mortgage, 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:

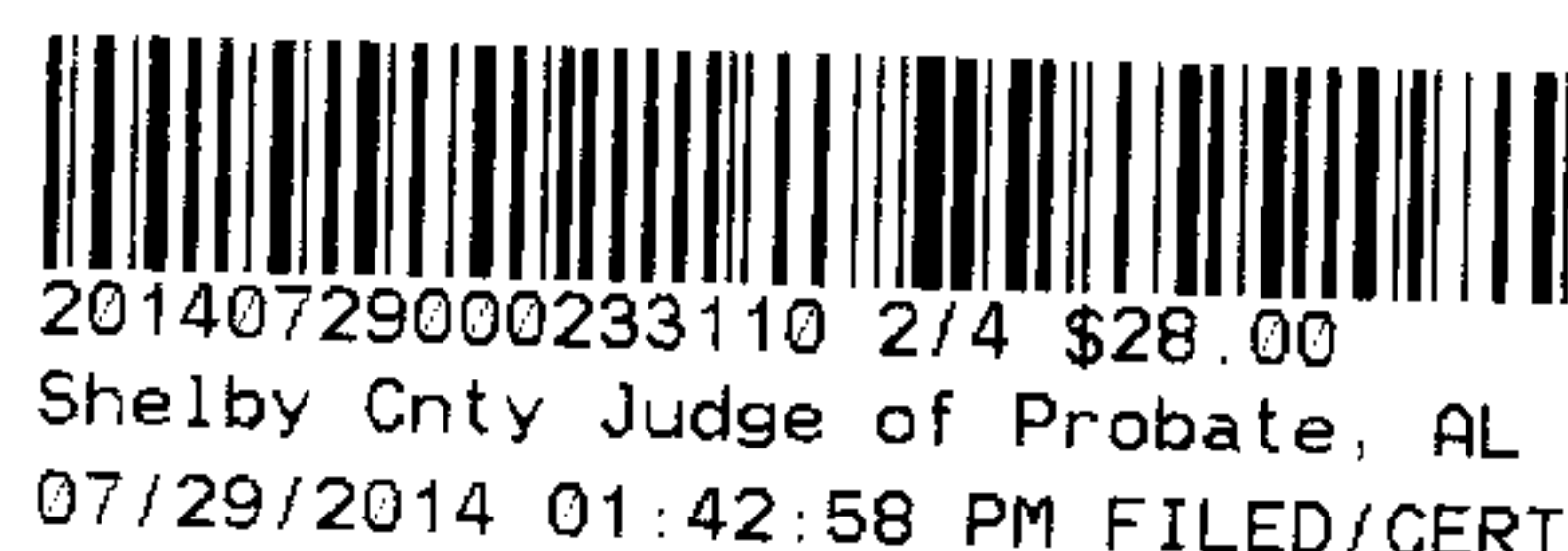
Begin at the SW corner of the SW 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama; thence South 88 degrees 42 minutes 54 seconds East along the South line of said 1/4-1/4 Section a distance of 164.50 feet; thence North 2 degrees 41 minutes 41 seconds East, a distance of 389.10 feet; thence North 19 degrees, 4 minutes 33 seconds West, a distance of 89.82 feet; thence North 7 degrees 24 minutes 41 seconds West, a distance of 122.60 feet; thence North 2 degrees 38 minutes 20 seconds East, a distance of 149.55 feet to the Southerly right of way of Shelby County Hwy. 10 thence South 88 degrees 5 minutes 43 seconds West along the said right of way a distance of 109.76 feet; thence South 2 degrees 42 minutes 1 second West and leaving said right of way a distance of 737.00 feet to the point of beginning.

According to the survey of Rodney Shiflett, dated August 12, 2002.

More particularly described in that survey dated 9/18/08 and prepared by Reynolds Surveying Co., Inc.

Begin at the SW corner of the SW 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama; thence South 88 degrees 43 minutes 42 seconds East along the South line of said 1/4-1/4 Section a distance of 164.44 feet; thence North 2 degrees 41 minutes 41 seconds East, a distance of 389.21 feet; thence North 19 degrees 09 minutes 22 seconds West, a distance of 89.65 feet; thence North 07 degrees 26 minutes 40 seconds West, a distance of 122.64 feet; thence North 02 degrees 38 minutes 59 seconds East a distance of 162.13 feet to the Southerly Right of Way line of Shelby County Road #10; thence South 88 degrees 53 minutes 45 seconds West along said right of way, a distance of 109.68 feet; Thence South 02 degrees 41 minutes 03 seconds West a distance of 752.10 feet to the point of beginning.

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 d/b/a Regions Mortgage, 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 24 day of July, 2014.

Regions Bank d/b/a Regions Mortgage

By: AMN Auctioneering, LLC
Its: Auctioneer

By: Aaron Nelson
Aaron Nelson, Member

STATE OF ALABAMA)

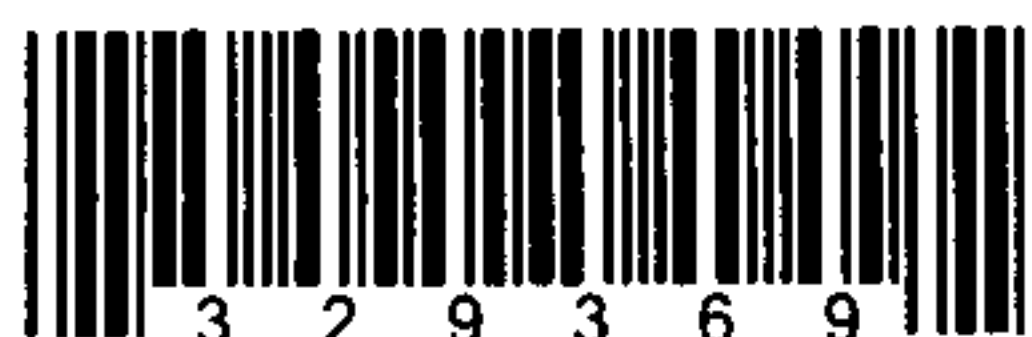
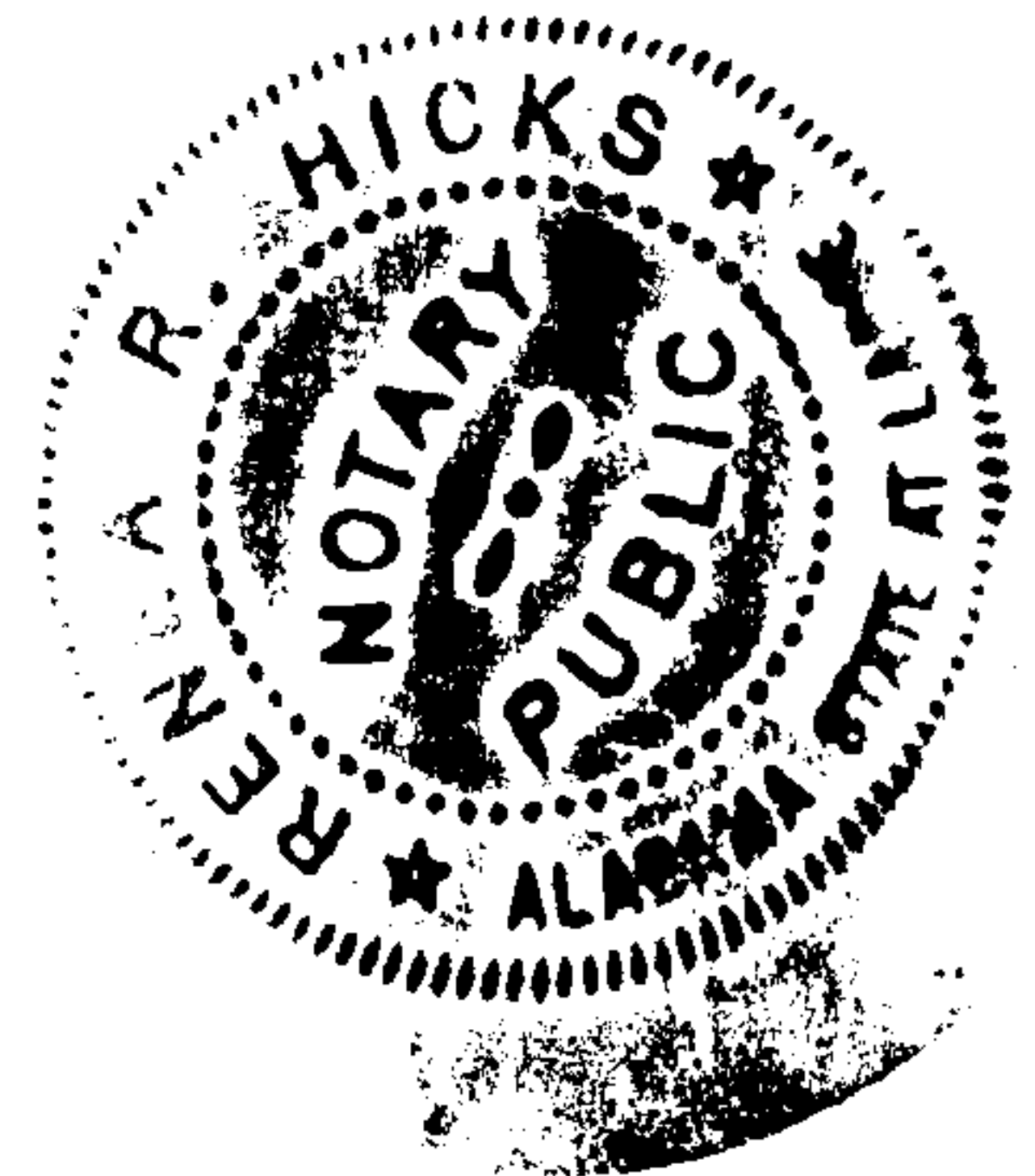
JEFFERSON COUNTY)

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 d/b/a Regions Mortgage, 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 24 day of July, 2014.

[Signature]
Notary Public
My Commission ~~Expires~~ **COMMISSION EXPIRES MAY 27, 2015**

This instrument prepared by:
Ginny Rutledge
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	<u>Regions Bank d/b/a Regions Mortgage</u> <u>c/o Regions Bank dba Regions Mortgage</u>	Grantee's Name	<u>Federal National Mortgage 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>5747 Hwy 10</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>7/21/2014</u>
		Total Purchase Price	<u>\$92,323.92</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Foreclosure Bid Price
<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.

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 7/24/2014

☐ Unattested
☐ (verified by) _____

Print Tradia Vereen, foreclosure specialist

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



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