

SEND TAX NOTICE TO:
Federal Home Loan Mortgage Corporation
c/o U.S. Bank National Association
4801 Frederica Street
Owensboro, KY 42301


20150122000023530 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
01/22/2015 10:39:20 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 10th day of February, 2010, John A. Connell a/k/a John Connell and Pamela Connell, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Superior Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20100224000055650, said mortgage having subsequently been transferred and assigned to U.S. Bank National Association, by instrument recorded in Instrument Number 20130109000012360, 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 U.S. Bank National Association 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 October 8, 2014, October 15, 2014, and October 22, 2014; and

WHEREAS, on January 12, 2015, 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 U.S. Bank National Association 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

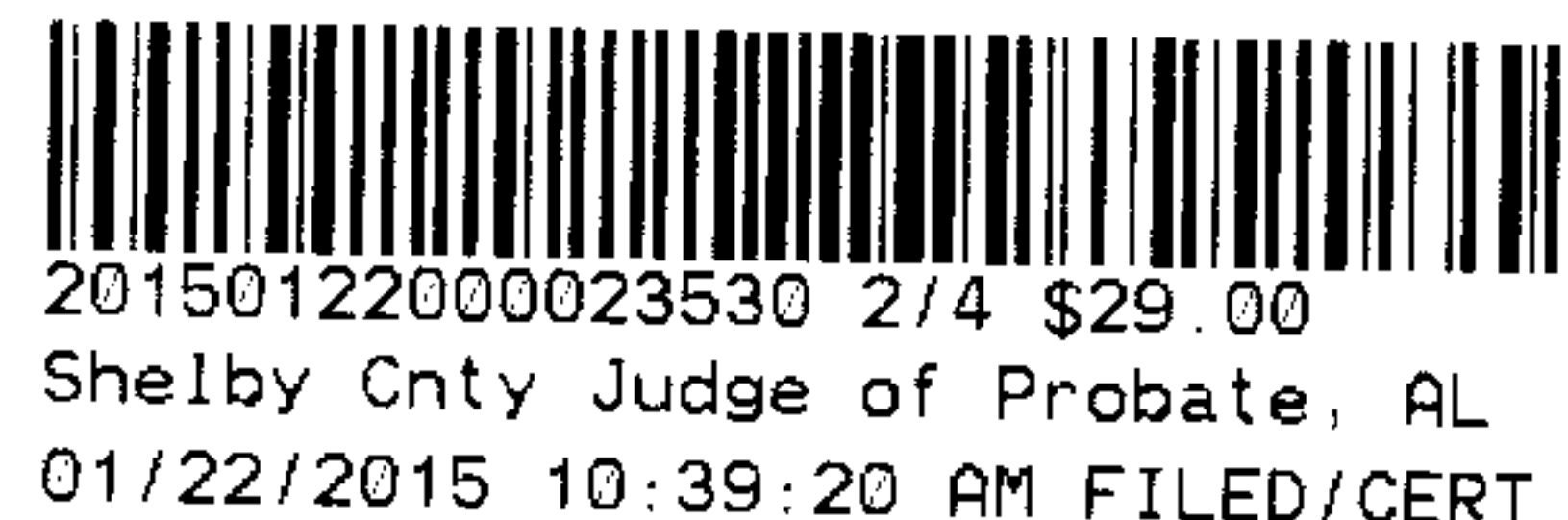
WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said U.S. Bank National Association; and

WHEREAS, Federal Home Loan Mortgage Corporation was the highest bidder and best bidder in the amount of Seventy-One Thousand Twenty And 39/100 Dollars (\$71,020.39) on the indebtedness secured by said mortgage, the said U.S. Bank National Association, 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 Home Loan Mortgage Corporation all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

From the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 21 South, Range 3 West, Shelby County, Alabama, run South along a fence line 630 feet to an iron found; thence run West along the fence line 150 feet to the Point of Beginning; thence continue West along said fence line 100 feet; thence run North 12 degrees 45 minutes East 150 feet; thence run East 100 feet; thence run South 12 degrees 45 minutes West 150 feet to the Point of Beginning. Being a part of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 21 South, Range 3 West; being situated in Shelby County, Alabama.

Nonexclusive Easement for Ingress and Egress: Commence at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 21 South, Range 3 West; thence run South 0 degrees, 00 minutes, 00 seconds, East for 378.94 feet; thence run South 0 degrees 00 minutes 00 seconds, East for 250.00 feet to the Point of Beginning; thence run North 87 degrees 49 minutes 02 seconds West for 150.00 feet; thence run North 12 degrees 45 minutes 00 seconds East for 15 feet; thence run North 90 degrees 00 minutes 00 seconds East for 150.00 feet; thence run South to the Point of Beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Federal Home Loan Mortgage Corporation 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, U.S. Bank National Association, 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 14 day of Jan, 2015.

U.S. Bank National Association

By: AMN Auctioneering, LLC
Its: Auctioneer

By: [Signature]
Aaron Nelson, Member

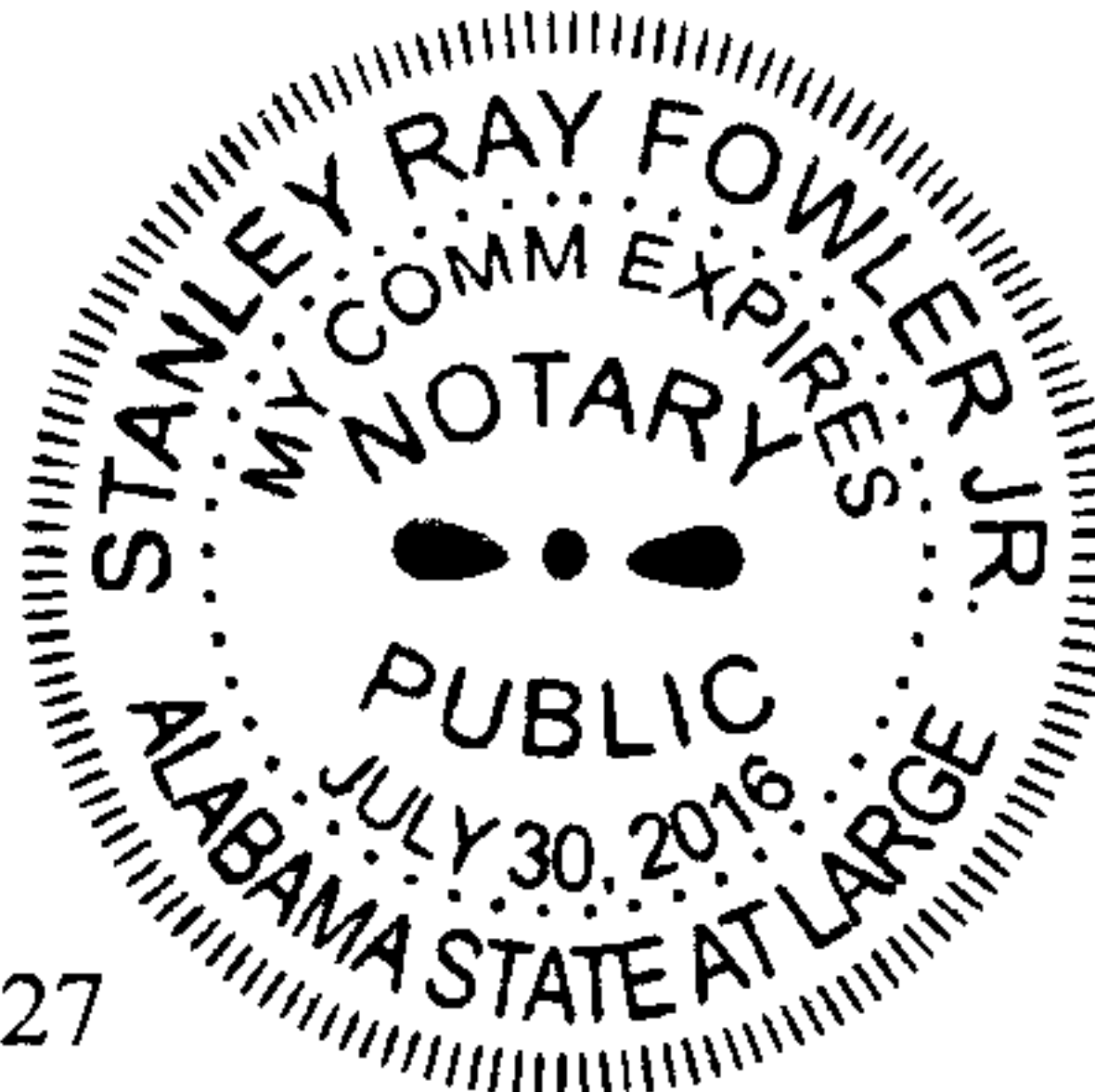
STATE OF ALABAMA)

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 U.S. Bank National Association, 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 14 day of Jan, 2015.

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



[Signature]
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>U.S. Bank National Association</u>	Grantee's Name	<u>Federal Home Loan Mortgage Corporation</u>
Mailing Address	<u>c/o U.S. Bank National Association</u> <u>4801 Frederica Street</u> <u>Owensboro, KY 42301</u>	Mailing Address	<u>5000 Plano Parkway</u> <u>Carrollton, TX 75010</u>
Property Address	<u>69 Camelia Lane</u> <u>Maylene, AL 35114</u>	Date of Sale	<u>01/12/2015</u>
		Total Purchase Price	<u>\$71,020.39</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 Stanley Fowler, foreclosure specialist

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

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