

**THIS INSTRUMENT PREPARED BY :**

Karen Maxcy  
RCO Legal, P.C.  
1587 Northeast Expressway  
Atlanta, Georgia 30329

**20150210000043410**  
**02/10/2015 12:34:14 PM**  
**DEEDS 1/3**

**RETURN TO:**

RCO Legal, P.C.  
1587 Northeast Expressway  
Atlanta, Georgia 30329

STATE OF ALABAMA  
COUNTY OF SHELBY

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on September 14, 2009, **Adam Nalley and Amanda Nalley, husband and wife, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Hometown Mortgage Services, Inc., its successors and assigns, party of the second part** which said mortgage is recorded in Instrument No. 20090924000364450, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to Federal National Mortgage Association, in Instrument No. 2014219000398590; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Federal National Mortgage Association did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of 12/31/2014, 1/7/2015, 1/14/2015; and

WHEREAS, on January 22, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Federal National Mortgage Association in the amount of **NINETY-ONE THOUSAND EIGHT HUNDRED EIGHTY-FIVE DOLLARS AND TWENTY-NINE CENTS (\$91,885.29)**; and said property was thereupon sold to Federal National Mortgage Association; and

WHEREAS, Reed Hudson conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and **NINETY-ONE THOUSAND EIGHT HUNDRED EIGHTY-FIVE DOLLARS AND TWENTY-NINE CENTS (\$91,885.29)**, on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto Federal National Mortgage Association, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

A parcel of land in the SW 1/4 of the SW 1/4 of Section 23, Township 19 South, Range 1 East, Shelby County,

Alabama; more particularly described as follows:

From the SE corner of the SW 1/4 of the SW 1/4 of Section 23, Township 19 South, Range 1 East, run North along the East boundary of said 1/4-1/4 a distance of 651.18 feet; thence left 41 deg. 08 min. a distance of 168.40 feet; thence right 38 deg. 09 min. a distance of 40 feet to the point of beginning; thence continue in a straight line a distance of 171.61 feet; thence left 90 deg. 00 min. a distance of 153.78 feet; thence left 108 deg. 00 min. a distance of 180.44 feet; thence left 72 deg. 00 min. a distance of 98.02 feet to the point of beginning; being situated in Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20070104000004590

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association, 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; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Adam Nalley and Amanda Nalley, husband and wife and Federal National Mortgage Association have set their hands and seals by their said attorney-in-fact and auctioneer at said sale.

BY:



AS: Auctioneer and Attorney-in-fact

STATE OF ALABAMA  
COUNTY OF SHELBY

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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Reed Hudson 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/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of January, 2015.



NOTARY PUBLIC

My Commission Expires:

7/29/15

Grantee Name / Send tax notice to:

ATTN:

Federal National Mortgage Association

14221 Dallas Parkway Suite 1000

Dallas TX 75254



## Real Estate Sales Validation Form

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

Grantor's Name Adam and Amanda Nalley  
Mailing Address 294 Autumn Ln  
Vincent, AL 35178

Grantee's Name Federal National Mortgage Associatio  
Mailing Address 14221 Dallas Parkway Suite 1000  
Dallas TX 75254

Property Address 75 Hillside Lane  
Sterrett, AL 35147

Date of Sale 01/22/2015

Total Purchase Price \$ 91,885.92

or

Actual Value \$

or

Assessor's Market Value \$

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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 Sale

☐ 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 2/10/15

Print DELOACH SEAN

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/10/2015 12:34:14 PM  
\$24.00 CHERRY  
20150210000043410

*Signature*