


SEND TAX NOTICE TO:  
Federal National Mortgage Association  
OneWest Bank, FSB d/b/a Financial Freedom  
353 Sacramento Street  
San Francisco, CA 94111

  
20150216000048790 1/4 \$27.00  
Shelby Cnty Judge of Probate, AL  
02/16/2015 11:40:01 AM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 23rd day of May, 2005, Bjarne R. Kristensen, trustee of the Bjarne R. Kristensen revocable living trust, executed that certain mortgage on real property hereinafter described to Financial Freedom Senior Funding Corporation, a Subsidiary of Indy Mac Bank, F.S.B., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050705000331920, said mortgage having subsequently been transferred and assigned to OneWest Bank N.A., by instrument recorded in Instrument Number 20141126000373940, 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 OneWest Bank N.A. 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 January 7, 2015, January 14, 2015, and January 21, 2015; and


WHEREAS, on February 9, 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 OneWest Bank N.A. 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

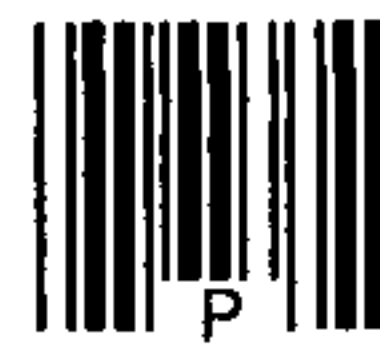
WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said OneWest Bank N.A.; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Eighty-Six Thousand Four Hundred Thirty-Nine And 03/100 Dollars (\$86,439.03) on the indebtedness secured by said mortgage, the said OneWest Bank N.A., 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:

Lot 20, and the South, 5.0 feet of Lot 21, according to the Survey of Cahaba Manor Town Homes, Seconds Addition as recorded in Map Book 7, Page 62, in the Office of the Judge of Probate of 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.

  
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IN WITNESS WHEREOF, OneWest Bank N.A., 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 11 day of Feb, 2015.

OneWest Bank N.A.

By: AMN Auctioneering, LLC  
Its: Auctioneer

By: *Aaron Nelson*  
Aaron Nelson, Member

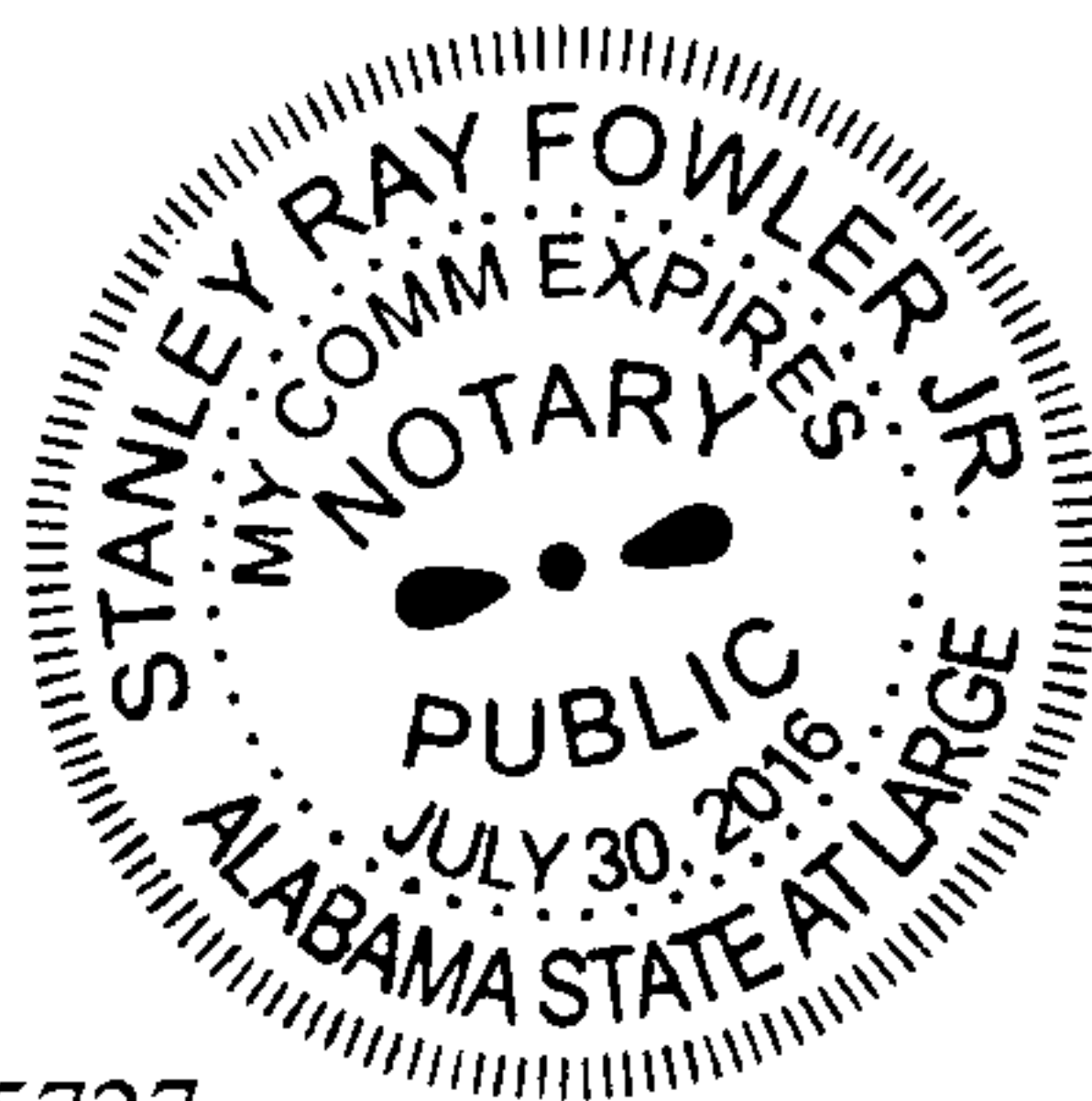
STATE OF ALABAMA )

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 OneWest Bank N.A., 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 11 day of Feb, 2015.

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



*Stanley Ray Fowler, Jr.*  
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>OneWest Bank N.A.</u> <u>c/o OneWest Bank, FSB d/b/a</u> <u>Financial Freedom</u>	Grantee's Name	<u>FNMA</u> <u>c/o OneWest Bank, FSB d/b/a</u> <u>Financial Freedom</u>
Mailing Address	<u>353 Sacramento Street</u> <u>San Francisco, CA 94111</u>	Mailing Address	<u>353 Sacramento Street</u> <u>San Francisco, CA 94111</u>

Property Address	<u>731 Cahaba Manor Trail</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>02/09/2015</u>
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Total Purchase Price	<u>\$86,439.03</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 <u>Foreclosure Bid Price</u>
<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 \_\_\_\_\_

☐ Unattested  
\_\_\_\_\_  
(verified by)

Print Stanley Fowler foreclosure specialist

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

  
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