

SEND TAX NOTICE TO:
Navy Federal Credit Union
820 Follin Lane
Vienna, VA 2210

STATE OF ALABAMA)
SHELBY COUNTY)


20150304000066560 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
03/04/2015 11:43:52 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 21st day of June, 2010, Jon Erik Harper, and Kara Burns Harper, husband and wife, executed that certain mortgage on real property hereinafter described to Navy Federal Credit Union, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument number 20100929000321410, 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 Navy Federal Credit Union 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 21, 2015, January 28, 2015, and February 4, 2015; and

WHEREAS, on February 23, 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 Navy Federal Credit Union 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 Navy Federal Credit Union; and

WHEREAS, Navy Federal Credit Union was the highest bidder and best bidder in the amount of One Hundred Twenty Thousand Seven Hundred Seventy-One And 00/100 Dollars (\$120,771.00) on the indebtedness secured by said mortgage, the said Navy Federal Credit Union, 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 Navy Federal Credit Union all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 29, according to the survey of Third Addition to Ashford Heights, as recorded in Map Book 17, Page 144, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Navy Federal Credit Union 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, Navy Federal Credit Union, 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 2 day of March, 2015.

Navy Federal Credit Union

By: AMN Auctioneering, LLC
Its: Auctioneer

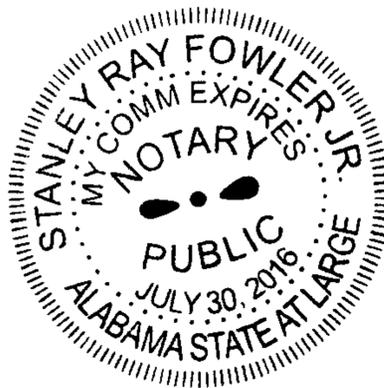
By: [Signature]
Aaron Nelson, Member

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 Navy Federal Credit Union, 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 2 day of March, 2015.



[Signature]
Notary Public
My Commission Expires: _____

This instrument prepared by:
Andy Saag
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 Navy Federal Credit Union
Mailing Address c/o Navy Federal Credit Union
820 Follin Lane
Vienna, VA 2210

Grantee's Name Navy Federal Credit Union
Mailing Address c/o Navy Federal Credit Union
820 Follin Lane
Vienna, VA 2210

Property Address 169 Ashford Ln
Alabaster, AL 35007

Date of Sale 02/23/2015

Total Purchase Price \$120,771.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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
- Sales Contract
- Closing Statement
- Appraisal
- Other Foreclosure Bid Price

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 _____

Print Stanley Fowler, Foreclosure Specialist

Unattested _____
(verified by)

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



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