

THIS INSTRUMENT PREPARED BY :

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



20150415000121840 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
04/15/2015 04:06:19 PM FILED/CERT

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 October 26, 2007, **David W. Howell and Shannon S. Howell, husband and wife, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Quicken Loans Inc., its successors and assigns, party of the second part** which said mortgage is recorded in Instrument No. 20071031000504600, 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 (FNMA), in Instrument No. 20121030000415600; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Federal National Mortgage Association (FNMA) 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 03/04/2015, 03/11/2015, 03/18/2015; and

WHEREAS, on March 26, 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 (FNMA) in the amount of **ONE HUNDRED NINETY-THREE THOUSAND FOUR HUNDRED DOLLARS AND NO CENTS (\$193,400.00)**; and said property was thereupon sold to Federal National Mortgage Association (FNMA); 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 ONE HUNDRED NINETY-THREE THOUSAND FOUR HUNDRED DOLLARS AND NO CENTS (\$193,400.00), 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 (FNMA), and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 7-261, according to the Plat of Chelsea Park, Seventh Sector, as recorded in Map Book 37, Page 120, in the Office

File No.: 1R467215 10.11.12 Foreclosure Deed

of the Judge of Probate of Shelby County, Alabama.

20150415000121840 2/3 \$21.00
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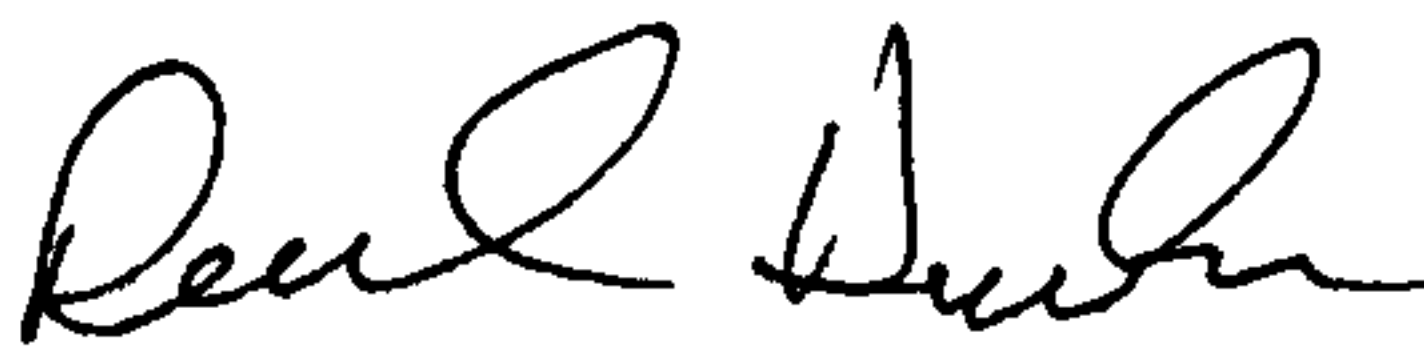
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Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by Grantor and file for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20061229000634370, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

SOURCE OF TITLE: Instrument No. 20071031000504590

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association (FNMA), 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, David W. Howell and Shannon S. Howell, husband and wife, and Federal National Mortgage Association (FNMA) 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

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 6 day of April, 2015


NOTARY PUBLIC
My Commission Expires: 7/29/2015

Grantee Name / Send tax notice to:
ATTN: Seterus, Inc.
C/O Federal National Mortgage Association (FNMA)
14221 Dallas Parkway Suite 1000
Dallas TX 75254

File No.: 1R467215 10.11.12 Foreclosure Deed

Real Estate Sales Validation Form

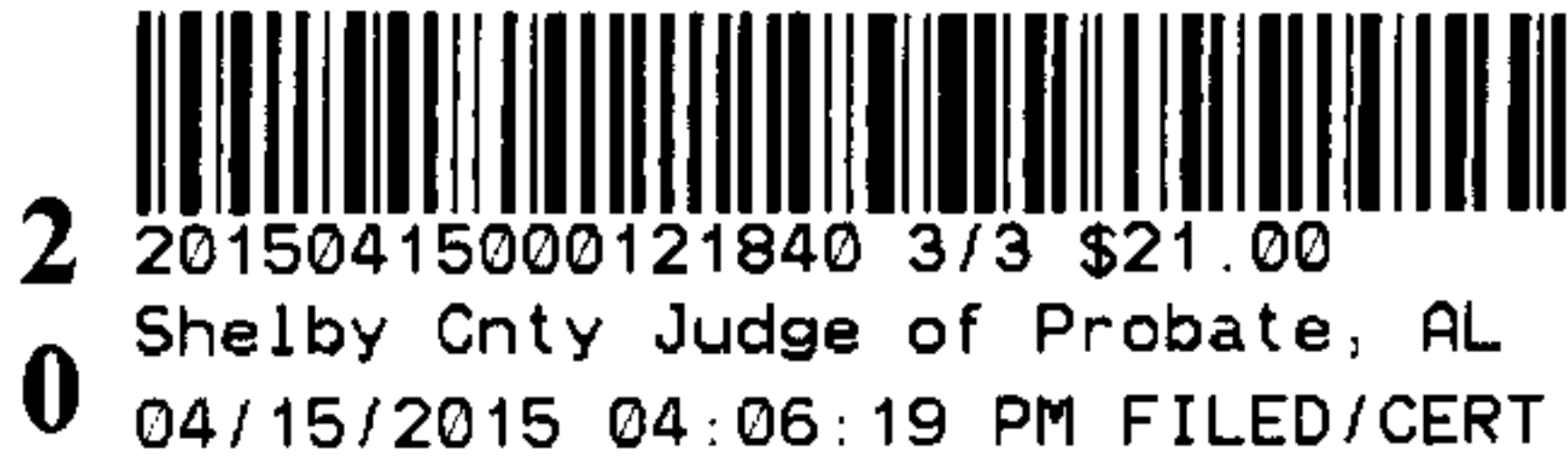
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name David Howell
Mailing Address _____

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

Property Address 1028 Springfield Dr
Chelsea AL 35043

Date of Sale 03/26/2015
Total Purchase Price \$ 193,400.00



15
}

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 ☐ 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 4/14/15

Print Darrien Jones

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/15/2015 04:06:19 PM
\$21.00 CHERRY
20150415000121840



Form RT-1