


AUCTIONEER'S DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20150529000177700 1/3 \$24.00  
Shelby Crty Judge of Probate, AL  
05/29/2015 10:31:13 AM FILED/CERT

WHEREAS, JASON D. HILTBRUNER, a married man and AMANDA D. HILTBRUNER, a married woman executed a mortgage to Mortgage Electronic Registration Systems, Inc., (MERS) acting solely as nominee for Lender, First Guaranty Mortgage Corporation and Lender's successors and assigns dated September 30, 2002, and Recorded in Instrument Number 20021004000484480 of the records in the Office of the Judge of Probate, Shelby County, Alabama, which said mortgage was subsequently assigned to Green Tree Servicing LLC by instrument recorded in Instrument Number 20150120000018430 and recorded in Probate Court Records; and

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door in the City of Columbiana, County of Shelby, Alabama, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in a newspaper published in Shelby County, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, by an advertisement published in the issues of said newspaper on March 25, April 1 and April 8, 2015, fixing the time of the sale of said property to be during the legal hours of sale on the 29th day of April, 2015, and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, Alabama, and the terms of the sale to be cash; and

WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 29th day of April, 2015, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale **FEDERAL NATIONAL MORTGAGE ASSOCIATION** was the highest and best bidder and did become the purchaser of the real property hereinafter described for a credit bid of **\$180,418.51**. The said Green Tree Servicing LLC, by and through Mike T. Atchison as auctioneer, and as its attorney-in-fact, and Jason D. Hiltbruner and Amanda D. Hiltbruner by Mike T. Atchison, as auctioneer under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

**LOT 52, ACCORDING TO THE SURVEY OF WEATHERLY GLEN ABBEY,  
SECTOR 12, PHASE 2, AS RECORDED IN MAP BOOK 19, PAGE 103, IN  
THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

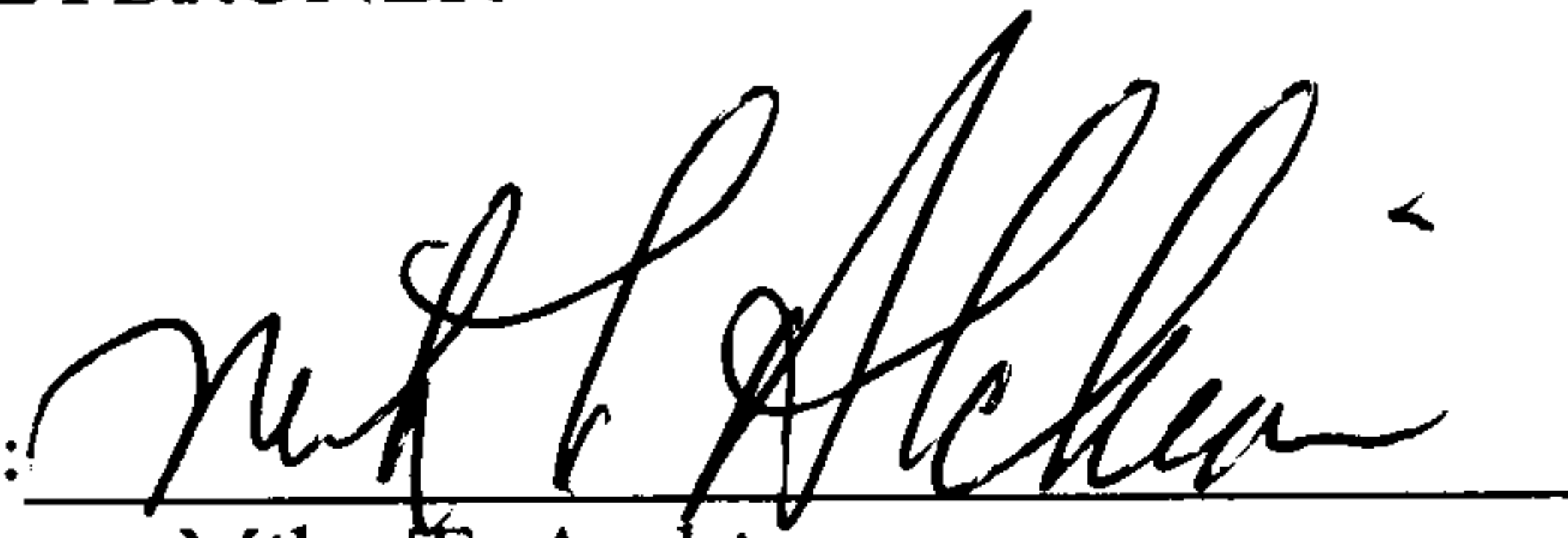
**PROPERTY ADDRESS: 105 Waltham Abbey Alabaster, AL 35007**

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, the purchaser at said sale, its successors and assigns, forever; 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, and any and all ad valorem taxes due or assessed.

IN WITNESS WHEREOF, the said Green Tree Servicing LLC, and Jason D. Hiltbruner and Amanda D. Hiltbruner, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale as of the 29th day of April, 2015.



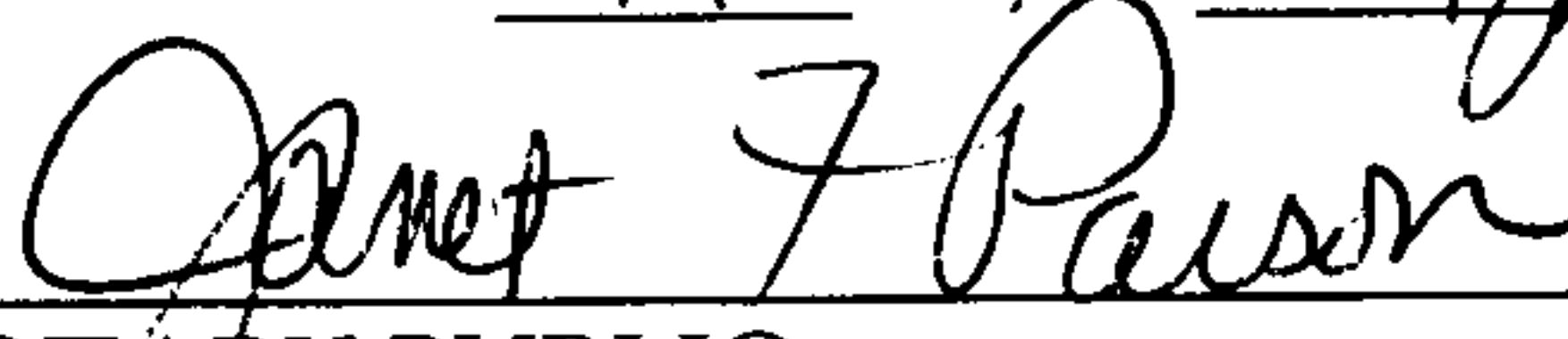
GREEN TREE SERVICING, LLC and  
JASON D. HILTBRUNER AND AMANDA D.  
HILTBRUNER

BY:   
Mike T. Atchison  
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Mike T. Atchison, whose name as attorney-in-fact and auctioneer for Green Tree Servicing LLC, and Jason D. Hiltbruner and Amanda D. Hiltbruner 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 29<sup>th</sup> day of April, 2015.

  
NOTARY PUBLIC  
My Commission Expires: 10/4/16

**GRANTEE'S ADDRESS:**


Federal National Mortgage Association  
14221 Dallas Parkway, Ste. 1000  
Dallas, TX 75254

**GRANTOR'S ADDRESS:**

Jason D. Hiltbruner and Amanda D. Hiltbruner  
105 Waltham Abbey  
Alabaster, AL 35007

**This instrument prepared by:**

Beth McFadden Rouse  
McFADDEN, LYON & ROUSE, L.L.C.  
718 Downtowner Boulevard  
Shelby, Alabama 36609  
(251) 342-9172  
3582-48

  
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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 Jason D. Hiltbruner  
Mailing Address Amanda D. Hiltbruner  
105 Waltham Abbey  
Alabaster, AL 35007

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

Property Address 105 Waltham Abbey  
Alabaster, AL 35007

Date of Sale April 29, 2015  
Total Purchase Price \$ 180,418.51



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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 Auctioneer Deed

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 4/29/15

Print John McFadden Rouse

Sign John McFadden Rouse as atty

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1