


AUCTIONEER'S DEED


20150619000205480 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
06/19/2015 08:20:59 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, KERRY SCOTT CARTER A/K/A KERRY S. CARTER and KIMBERLY WOOD CARTER, husband and wife, executed a mortgage to Mortgage Electronic Registration Systems, Inc., (MERS) acting solely as nominee for Lender Aliant Bank and Lender's successors and assigns dated June 17, 2009, and Recorded in Instrument Number 20090617000232550 of the records in the Office of the Judge of Probate, Shelby County, Alabama, which said mortgage was subsequently assigned to Central Mortgage Company by instrument recorded in Instrument Number 20150213000047670 of said 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 the 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 the County of Shelby, Alabama, by an advertisement published in the issues of said newspaper April 1, 8 & 15, 2015, fixing the time of the sale of said property to be during the legal hours of sale on the 11th day of May, 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 11th day of May, 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 **\$389,752.21**. The said Central Mortgage Company, by and through Mike Atchison as auctioneer, and as its attorney-in-fact, and Kerry Scott Carter a/k/a Kerry S. Carter & Kimberly Wood Carter by Mike 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 10-7, ACCORDING TO THE RESUBDIVISION OF LOT 10,
WHISPERING PINES FARMS, AS RECORDED IN MAP BOOK 32, PAGE
28, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

PROPERTY ADDRESS: 110 Hwy 13 Helena, AL 35080

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 Central Mortgage Company, and Kerry Scott Carter a/k/a Kerry S. Carter & Kimberly Wood Carter, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale as of the 11th day of May, 2015.

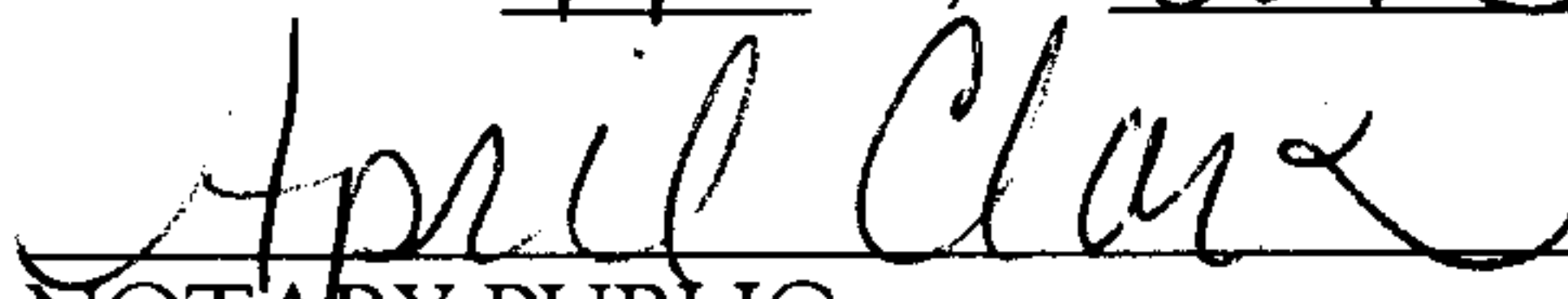
CENTRAL MORTGAGE COMPANY and
KERRY SCOTT CARTER A/K/A KERRY S. CARTER
& KIMBERLY WOOD CARTER

BY: 
Mike 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 Atchison, whose name as attorney-in-fact and auctioneer for Central Mortgage Company, and Kerry Scott Carter a/k/a Kerry S. Carter & Kimberly Wood Carter 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 17th day of June, 2015.


NOTARY PUBLIC
My Commission Expires: 1-9-2017

GRANTEE'S ADDRESS:

Federal National Mortgage Association
P.O. Box 650043
Dallas, TX 75254

GRANTOR'S ADDRESS:

Kerry Scott Carter a/k/a Kerry S. Carter & Kimberly Wood Carter
110 Hwy 13
Helena, AL 35080

This instrument prepared by:

Beth McFadden Rouse
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
(251) 342-9172
1989-252



Real Estate Sales Validation Form

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

Grantor's Name Kerry Scott Carter
Mailing Address Kimberly W. Carter
110 Hwy 613
Helena, AL 35080

Grantee's Name Federal National Mortgage Associatio
Mailing Address P. O. Box 650043
Dallas, TX 75254

Property Address 110 Hwy 613
Helena, AL 35080


Date of Sale May 11, 2015
Total Purchase Price \$ 389,752.21

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


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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 _____

Print Beth McFadden Rouse

Unattested _____

Sign [Signature] as atty

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1