

SEND TAX NOTICE TO:
Federal National Mortgage Association
13455 Noel Road, Suite 660
Dallas, TX 75240

STATE OF ALABAMA)

SHELBY COUNTY)



20150724000252570 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
07/24/2015 01:21:00 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 13th day of January, 2006, James M. Lawrence and Melinda Lawrence, husband and wife, executed that certain mortgage on real property hereinafter described to Chase Bank USA, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060215000076330; reformed by Instrument Number 20140915000288170; further reformed by Instrument Number 20150219000052680, said mortgage having subsequently been transferred and assigned to Federal National Mortgage Association, by instrument recorded in , 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 Federal National Mortgage Association 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 April 8, 2015, April 15, 2015, and April 22, 2015; and



WHEREAS, on June 3, 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 Federal National Mortgage Association 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, Red Mountain Title, LLC was the auctioneer which conducted said foreclosure sale and was the entity conducting the sale for the said Federal National Mortgage Association; and


WHEREAS, Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America was the highest bidder and best bidder in the amount of One Hundred Forty-Two Thousand Five Hundred And 00/100 Dollars (\$142,500.00) on the indebtedness secured by said mortgage, the said Federal National Mortgage Association, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NW 1/4 of the SE 1/4 of Section 32, Tsp. 20S, Range 1E described as follows:

Commence at the SW corner of the NW 1/4 of the SE 1/4, Section 32, Tsp. 20 S, Range 1 E, and run North for 2518.30 feet, thence S 87 degrees 59 minutes 05 seconds W for 281.30 feet to the Point of Beginning.

Thence from said Point of Beginning S 88 degrees 31 minutes 31 seconds E, a distance of 99.99 feet, thence S 00 degrees 28 minutes 53 seconds E, a distance of 367.05 feet, thence N 88 degrees 48 minutes 49 seconds, a distance of 12.00 feet, thence S 00 degrees 28 minutes 47 seconds E, a distance of 571.39 feet, thence N 88 degrees 33 minutes 41 seconds W, a distance of 88 feet, thence N 00 degrees 28 minutes 46 seconds W, a distance of 938.56 feet back to the Point of Beginning.

Said parcel contains 2.00 acres + -.


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Said tract comprising a portion of Tax Parcel 16-9-32-0-000-007.006 and being the same property conveyed in that certain deed recorded in Book 355, Page 947, 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 ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America 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.

IN WITNESS WHEREOF, Federal National Mortgage Association, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 5th day of June, 2015.

Federal National Mortgage Association

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]
Lee Nash, Auctioneer

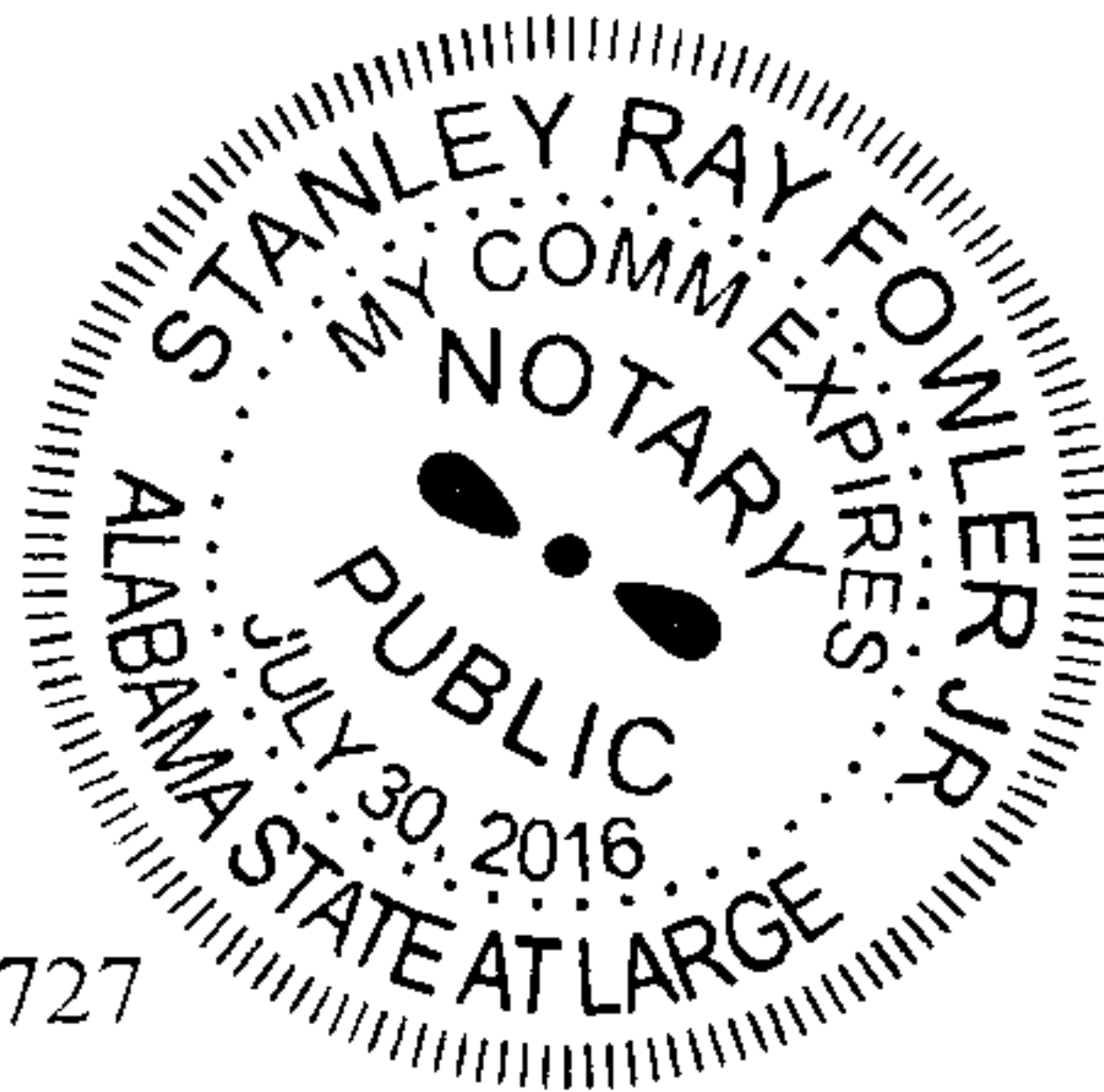
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee Nash, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Federal National Mortgage Association, 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 auctioneer and with full authority, executed the same voluntarily 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 5 day of June, 2015.

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



[Signature]
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 Federal National Mortgage Association

Grantee's Name Federal National Mortgage Association

Mailing Address c/o Seterus, Inc.
PO Box 8517
Portland, OR 97207

Mailing Address 13455 Noel Road, Suite 660 Dallas
, TX, 75240

Property Address 17255 Highway 61 North
Wilsonville, AL 35186

Date of Sale 06/03/2015

Total Purchase Price \$142,500.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Bid Price

☐ 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 _____

Print Corey Johnson, Foreclosure Specialist

☐ Unattested

(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one


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