


SEND TAX NOTICE TO:
Robert L. Perry and Sarah J. Perry
8198 Castlehill Rd.
Birmingham, AL 35242

Shelby County, AL 07/27/2015
State of Alabama
Deed Tax: \$306.50

STATE OF ALABAMA)

SHELBY COUNTY)


20150727000255920 1/5 \$335.50
Shelby Cnty Judge of Probate, AL
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FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 9th day of July, 2007, Maryellen Garling, a single person, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for NationPoint, a div. of FFFC, an OP. Sub. of MLB&T CO., FSB, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument number 20070720000340060, said mortgage having subsequently been transferred and assigned to Federal National Mortgage Association ("FNMA"), by instrument recorded in Instrument Number 20150202000033700, 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 ("FNMA") 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 15, 2015, April 22, 2015, and April 29, 2015; and

WHEREAS, on May 20, 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 ("FNMA") 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 ("FNMA"); and

WHEREAS, Robert L. Perry and Sarah J. Perry was the highest bidder and best bidder in the amount of Three Hundred Six Thousand Four Hundred Fifty-Five And 00/100 Dollars (\$306,455.00) on the indebtedness secured by said mortgage, the said Federal National Mortgage Association ("FNMA"), by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby remise, release, quit claim and convey unto Robert L. Perry and Sarah J. Perry all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 1411, according to the Survey of Brook Highlands, an Eddleman Community, 14th Sector, as recorded in Map Book 23, Page 2-A and B in the Probate Office of Shelby County, Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is



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subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto Robert L. Perry and Sarah J. Perry, 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.

Maryellen Garling is one and the same person as Mary Ellen Garling, grantee in that certain deed recorded in Instrument #20070109000011900, in the Probate Office of Shelby County, Alabama.

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IN WITNESS WHEREOF, Federal National Mortgage Association ("FNMA"), 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 21st day of May, 2015.

Federal National Mortgage Association
("FNMA")

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]
Brandon Tucker, Auctioneer

STATE OF ALABAMA)


JEFFERSON COUNTY)

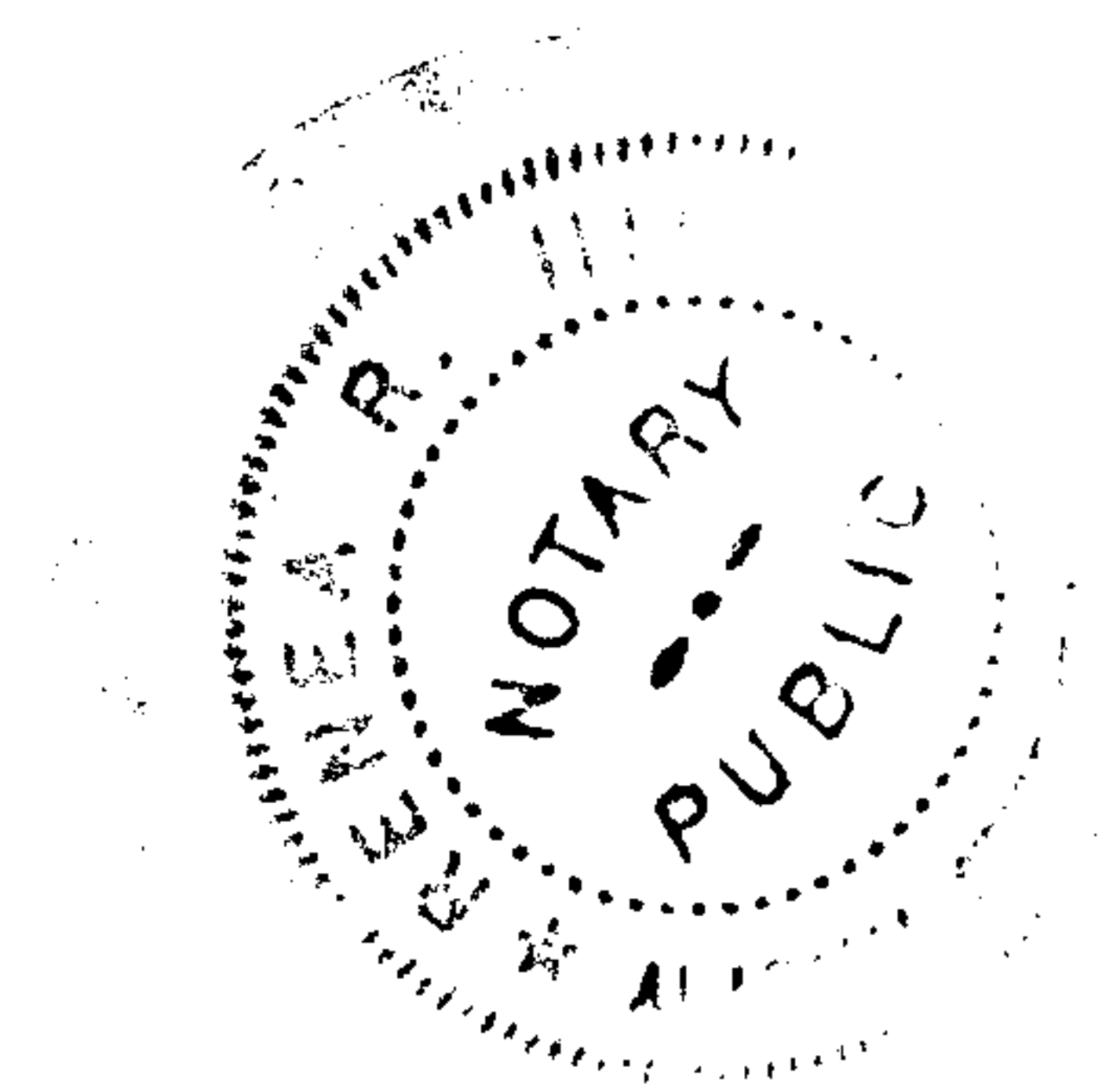
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brandon Tucker, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Federal National Mortgage Association ("FNMA"), is signed to the foregoing 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 21 day of May, 2015.

[Signature]
Notary Public
My Commission Expires: 5-1-2019

This instrument prepared by:
Rebecca Redmond
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	Federal National Mortgage Association	Grantee's Name	ROBERT L. PERRY and SARAH J. PERRY
Mailing Address	c/o Sirote & Permutt, P.C. 2311 Highland Avenue Birmingham, AL 35205	Mailing Address	8198 Castlehill Road Birmingham, AL 35242
Property Address	3008 Brook Highland Drive Birmingham, AL 35242	Date of Sale	May 20, 2015
		Total Purchase Price	\$306,455.00
		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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other - property tax redemption |
| <input type="checkbox"/> Closing Statement | <input checked="" type="checkbox"/> 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 _____

Print Robert L. Perry _____

Unattested _____

(verified by) _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



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