


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

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED



20151102000380740 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
11/02/2015 01:36:15 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of January, 2008, Jonathan Reynolds, an unmarried man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Countrywide Bank, FSB, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20080201000042180, said mortgage having subsequently been transferred and assigned to Fannie Mae ("Federal National Mortgage Association"), by instrument recorded in Instrument Number 20121024000409110, 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 September 23, 2015, September 30, 2015, and October 7, 2015; and

WHEREAS, on October 21, 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, 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 Fifty-Nine Thousand Two Hundred And 00/100 Dollars (\$59,200.00) 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 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:

Commence at the Northwest corner of the Northwest Quarter of the Southwest Quarter of Section 19, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 00 degrees 02 minutes 36 seconds West a distance of 453.10 feet to the point of beginning; thence continue Southerly along said line a distance of 453.10 feet to the Northerly right of way of Old U.S. Highway 280; thence North 88 degrees 54 minutes 03 seconds East along said right of way a distance of 209.87 feet; thence North 00 degrees 02 minutes 36 seconds East and leaving said right of way a distance of 452.05 feet; thence South 89 degrees 11 minutes 20 seconds West a distance of 209.85 feet to the Point of Beginning.

Also, a 20 foot ingress, egress, utility and drainage easement described as follows: Commence at the Northwest corner of the Northwest corner of the Northwest Quarter of the Southwest Quarter of Section 19, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 00 degrees 02 minutes 36 seconds West; a distance of 453.10 feet to the Point of Beginning of the Westerly line of a 20 foot ingress, egress, utility and drainage easement lying 20 feet East of described line; thence continue Southerly along said line a distance of 453.10 feet to the Northerly right of way of Old U.S. Highway 280 and end of said easement.

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.




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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 28th day of October, 2015.

Federal National Mortgage Association
("FNMA")

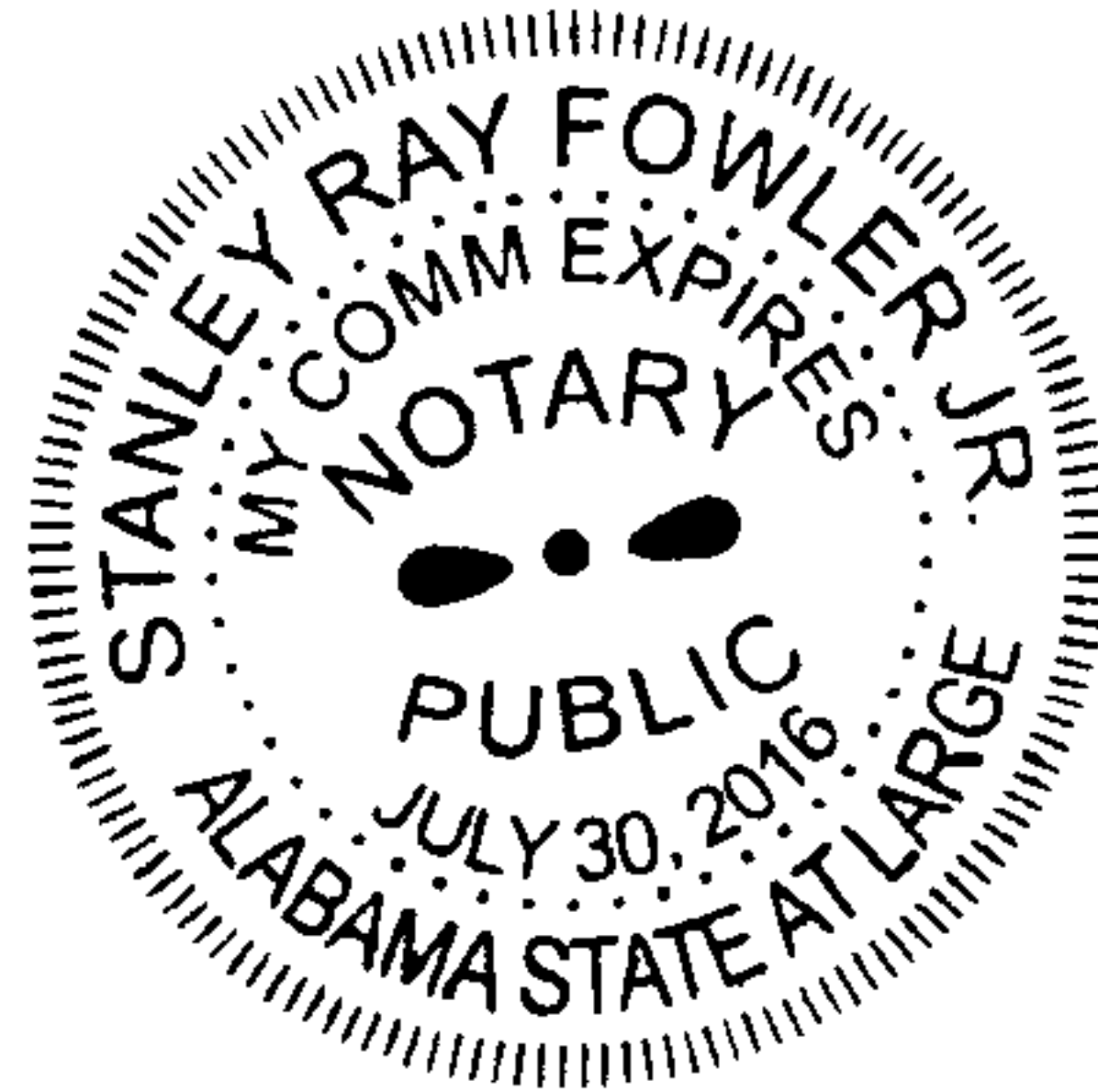
By: Red Mountain Title, LLC
Its: Auctioneer

By: 
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 ("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 28 day of October, 2015.



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


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 ("FNMA")
c/o Seterus, Inc.
Mailing Address PO Box 8517
Portland, OR 97207

Grantee's Name Federal National Mortgage Association
Mailing Address 13455 Noel Road, Suite 660 Dallas, TX, 75240

Property Address 517 Westover Rd
Westover, AL 35078

Date of Sale 10/21/2015

Total Purchase Price \$59,200.00
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
- Sales Contract
- Closing Statement
- Appraisal
- Other Foreclosure Bid Price

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 10/21/2015

Print Corey Johnson, Foreclosure Specialist

Unattested _____
(verified by)

Sign *Corey Johnson*
(Grantor/Grantee/Owner/Agent) circle one

