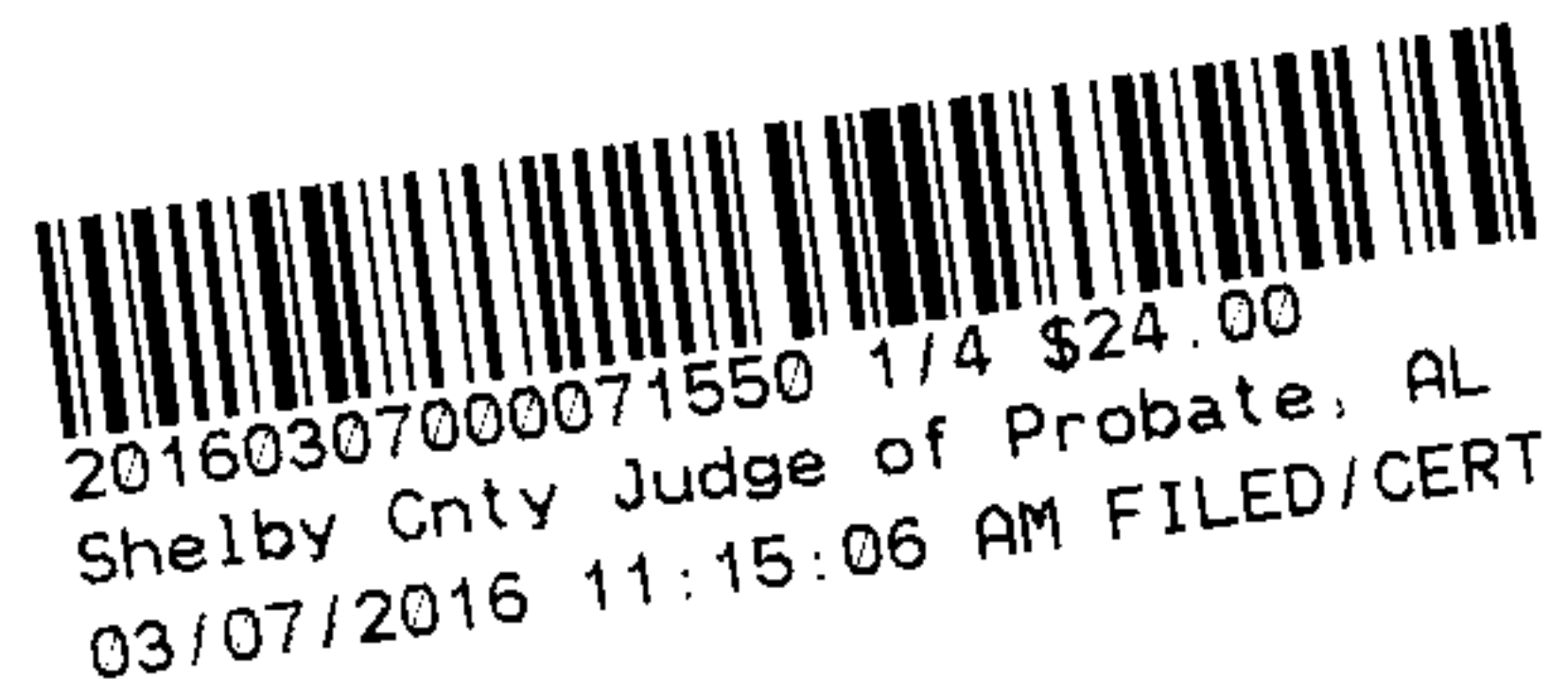


SEND TAX NOTICE TO:  
Federal National Mortgage Association  
13455 Noel Road, Suite 660  
Dallas, TX 75240

STATE OF ALABAMA            )  
SHELBY COUNTY                )



FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 20th day of October, 2009, Craig A. Thomas, a married man and Kathy Townsend Thomas, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for North American Savings Bank, FSB, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20091112000422530, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A., by instrument recorded in Instrument Number 20150817000285660, 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 Wells Fargo Bank, N.A. 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 January 27, 2016, February 3, 2016, and February 10, 2016; and

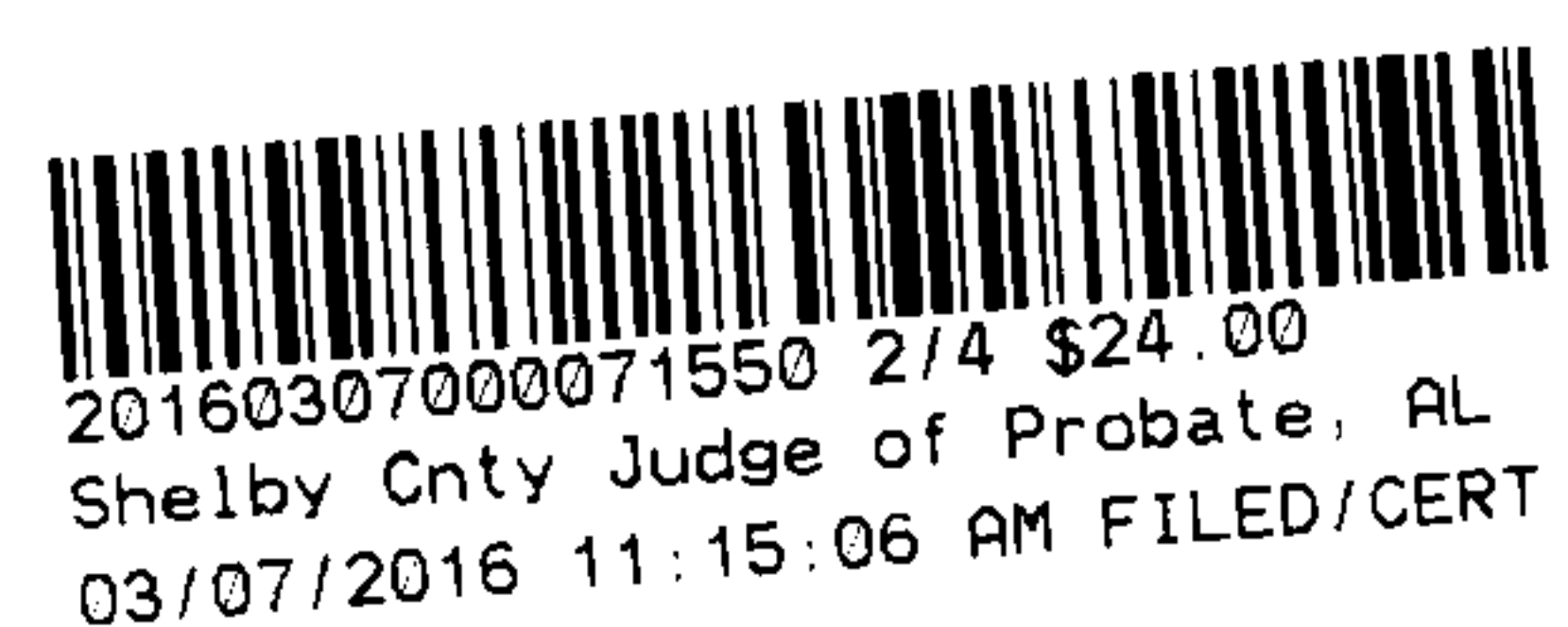
WHEREAS, on March 2, 2016, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Wells Fargo Bank, N.A. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby 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 Wells Fargo Bank, N.A.; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Two Hundred Twenty-Three Thousand Nine Hundred Thirty-One And 01/100 Dollars (\$223,931.01) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., 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 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A part of Lot 2, according to the decree and map in Case 2994 in the Circuit Court of Shelby County, Alabama, in equity, style of case being Howard, et al vs. Harrison, et al, which said decree and map is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 138, Page 555 and 556, which part of said Lot 2 being further described as follows: Begin at the Northeast corner of Section 1, Township 21 South, Range 5 West, and run thence West along the North boundary of said Section 1, 237.5 feet to the Point of Beginning of the tract herein described; thence continue last described course in a Westerly direction a distance of 412.5 feet to the Northwest corner of said Lot 2; thence run South along the West line of said Lot 2 a distance of 621.78 feet, more or less, to a point on the North right of way line of South Shades Crest Road; thence turn left an angle of 96 degrees, 50 minutes in a Northeasterly direction and along the said right of way of road a distance of 415 feet; thence run North and parallel with the West line of said Lot 2 a distance of 571.89 feet, more or less, to the Point of Beginning.

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association 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, Wells Fargo Bank, N.A., 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 3<sup>rd</sup> day of March, 2016.

Wells Fargo Bank, N.A.

By: Red Mountain Title, LLC  
Its: Auctioneer

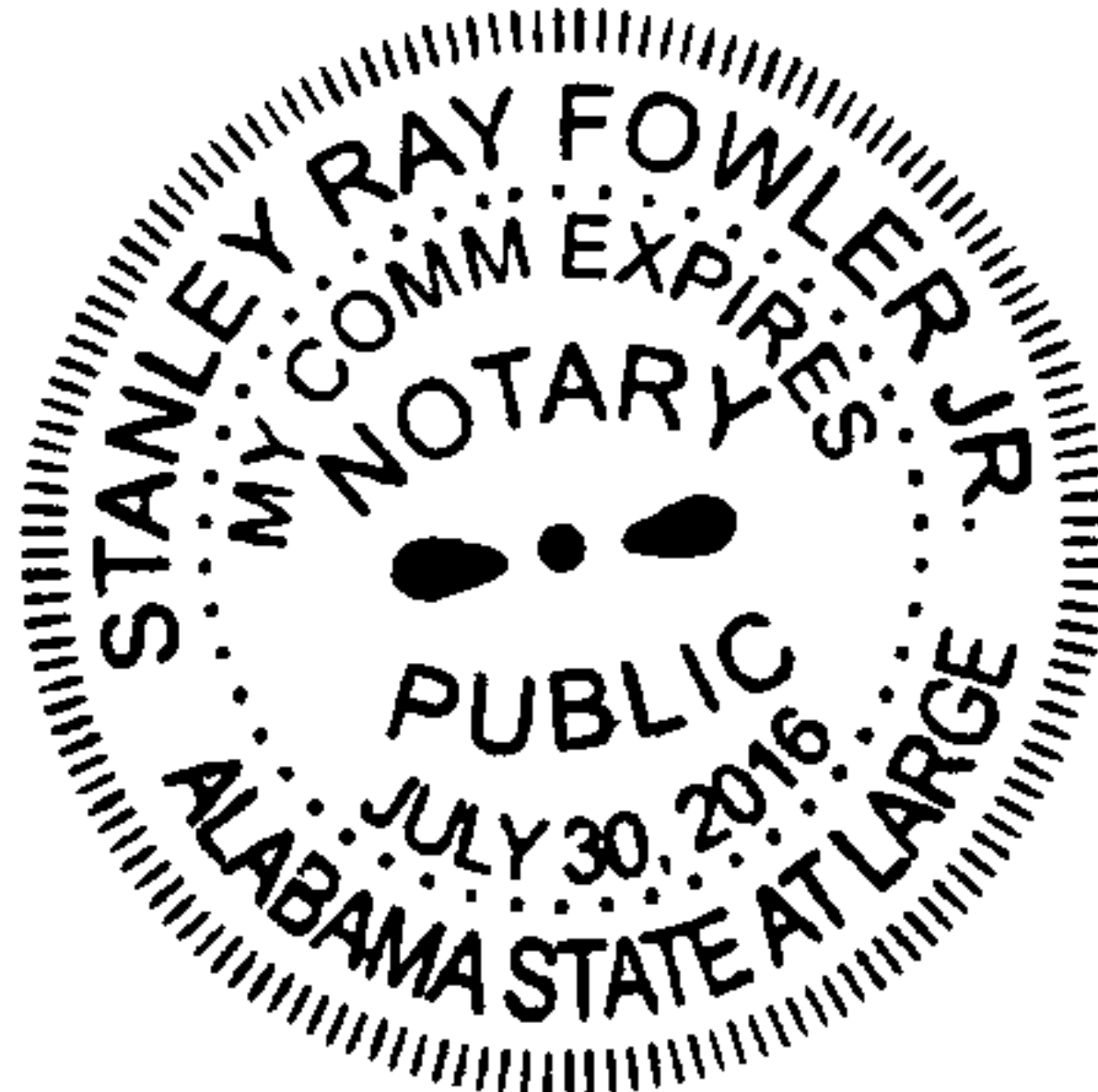
By: [Signature]  
Lee Nash, Auctioneer

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 Wells Fargo Bank, N.A., 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 3 day of March, 2016.



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

[Signature]

Notary Public

My Commission Expires: [Signature]

20160307000071550 3/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
03/07/2016 11:15:06 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Wells Fargo Bank, N.A.  
c/o Wells Fargo Bank, N.A.

Grantee's Name Federal National Mortgage Association

Mailing Address MAC # X2505-01A  
1 Home Campus  
Des Moines, IA 50328

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

Property Address 5860 S Shades Crest Rd  
Bessemer, AL 35022

Date of Sale 03/02/2016

Total Purchase Price \$223,931.01

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_

20160307000071550 4/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
03/07/2016 11:15:06 AM FILED/CERT

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 03/02/2016

Print Corey Johnson, Foreclosure Specialist

☐ Unattested  
\_\_\_\_\_  
(verified by)

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