


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

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

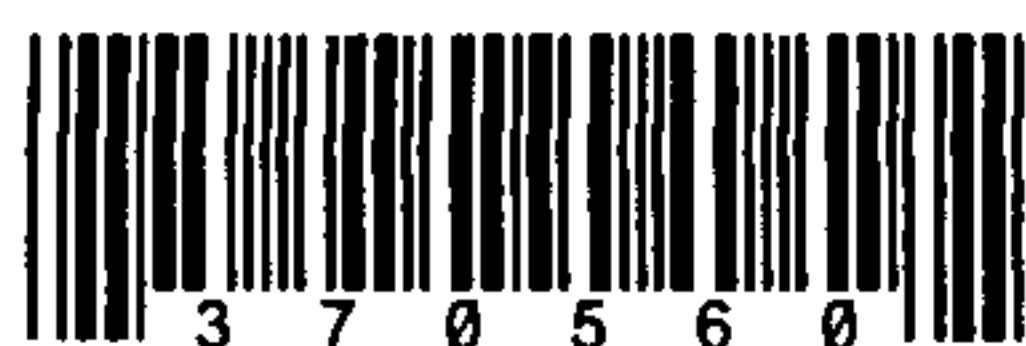

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Shelby Cnty Judge of Probate, AL
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KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of October, 2002, Michael D. Rodgers and Melinda G. Rodgers, husband and wife, executed that certain mortgage on real property hereinafter described to Union Planters Bank, National Association, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20021107000553630; Scrivener's Affidavit recorded in Instrument Number 20151021000368110, and

WHEREAS, in and by said mortgage, the Mortgagee 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 Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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 Regions Bank dba Regions Mortgage successor by merger to Union Planters 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 March 30, 2016, April 6, 2016, and April 13, 2016; and

WHEREAS, on April 27, 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 Regions Bank dba Regions Mortgage successor by merger to Union Planters 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 Regions Bank dba Regions Mortgage successor by merger to Union Planters Bank, N.A.; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Eighty-Seven Thousand Eight Hundred And 00/100 Dollars (\$87,800.00) on the indebtedness secured by said mortgage, the said Regions Bank dba Regions Mortgage successor by merger to Union Planters Bank, N.A., by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Mortgagee, 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:

Lot 2, according to the amended Map of Ivanhoe, as recorded in Map Book 6, Page 70, in the Probate Office of Shelby County, Alabama.

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.



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IN WITNESS WHEREOF, Regions Bank dba Regions Mortgage successor by merger to Union Planters Bank, N.A., has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Mortgagee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 5 day of May, 2016.

Regions Bank dba Regions Mortgage successor
by merger to Union Planters Bank, N.A.

By: Red Mountain Title, LLC

Its: Auctioneer

By: Stanley Fowler
Stanley Fowler, Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stanley Fowler, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Regions Bank dba Regions Mortgage successor by merger to Union Planters 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 Mortgagee.

Given under my hand and official seal on this 5 day of May, 2016.

Laura Ann Barber

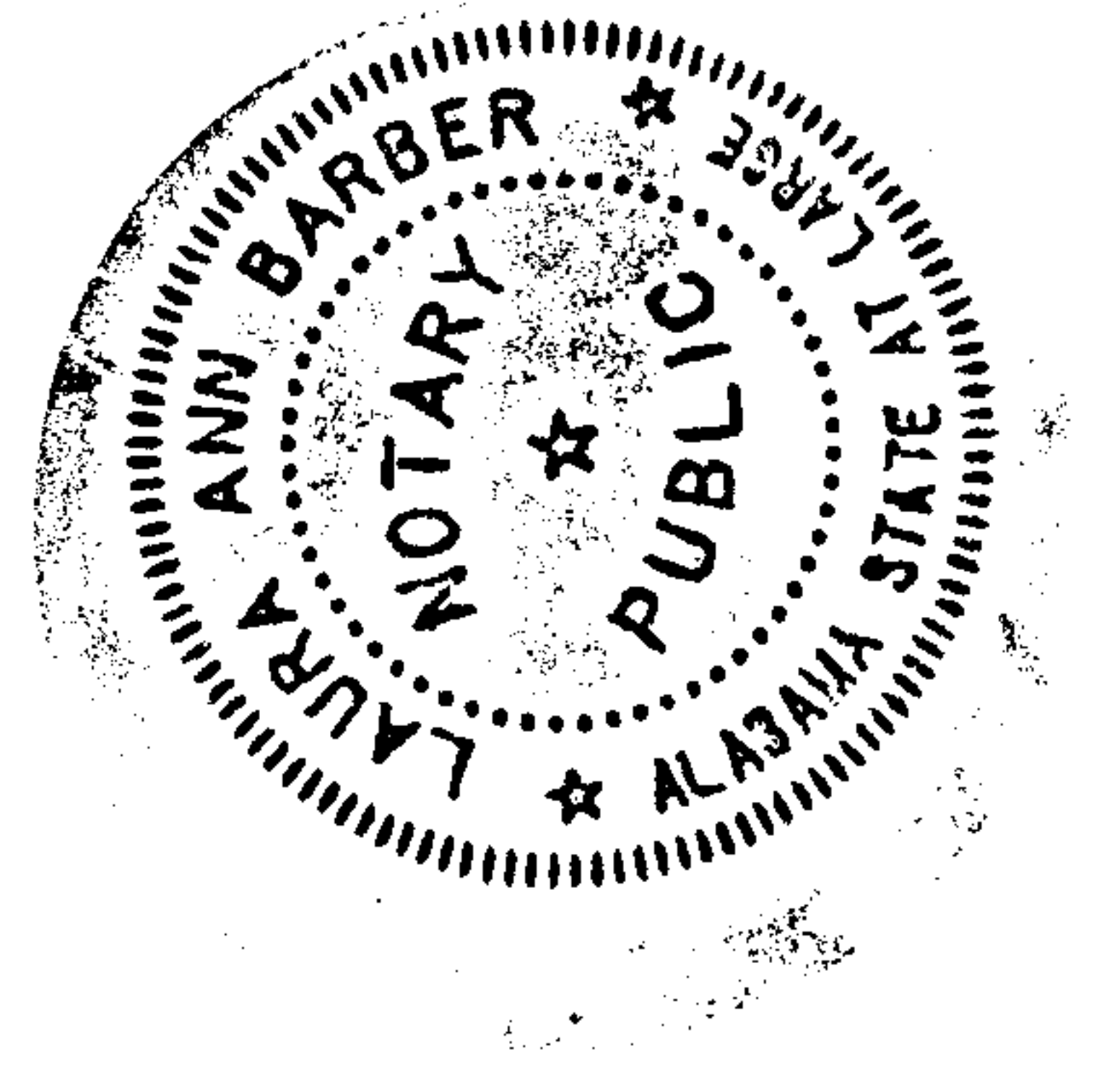
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES OCTOBER 27, 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 Regions Bank dba Regions
Mortgage successor by merger
to Union Planters Bank, N.A.

Grantee's Name Federal National Mortgage
Association

Mailing Address c/o Regions Bank dba Regions
Mortgage
7130 Goodlett Farms
Parkway
Cordova, TN 38016

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

Property Address 41 Ivanhoe Ln
Calera, AL 35040

Date of Sale 04/27/2016

Total Purchase Price \$87,800.00

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 4/27/16

Print Bryan Howell, Foreclosure Specialist

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

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