

THIS INSTRUMENT PREPARED BY :

Keith Eady
RCO Legal, P.C.
2970 Clairmont Road NE
Suite 780
Atlanta, GA 30329

20160513000163530
05/13/2016 08:33:22 AM
FCDEEDS 1/3

RETURN TO:

RCO Legal, P.C.
2970 Clairmont Road NE
Suite 780
Atlanta, GA 30329

State of ALABAMA
County of SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on 01/25/11, **Chris T. Humphrey and Jenni B. Humphrey, husband and wife, Party of the First Part**, executed a certain mortgage to **Bank of America, N.A., party of the second part** which said mortgage is recorded in Instrument 20110211000048770, in the Office of the Judge of Probate of SHELBY County, Alabama. Which said Mortgage was last sold, assigned and transferred to Federal National Mortgage Association ("FNMA"), in Instrument 20130815000332680; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Federal National Mortgage Association ("FNMA") did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general circulation in SHELBY County, Alabama, in its issues of 03/16/16, 03/23/16, 03/30/16 ; and

WHEREAS, on April 18, 2016, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in before the courthouse door of Shelby County, SHELBY County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Federal National Mortgage Association ("FNMA") in the amount of **\$119,100.00**; and said property was thereupon sold to Federal National Mortgage Association ("FNMA"); and

WHEREAS, Joanna Edmondson, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and \$119,100.00, on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto Federal National Mortgage Association ("FNMA"), and its successors and assigns, the following described real property, situated in SHELBY County, Alabama, to-wit:

COMMENCE AT THE NE CORNER OF THE SE1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA; THENCE NORTHERLY ALONG THE EAST LINE OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 28, 578.78 FEET TO A POINT; THENCE 131 DEGREES 36 MINUTES LEFT AND SOUTHWESTERLY 728.20 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 196.65 FEET TO AN EXISTING IRON PIN; THENCE TURN

AN ANGLE TO THE LEFT 85 DEGREES 19 MINUTES 51 SECONDS AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE 709.73 FEET TO AN EXISTING IRON PIN, BEING ON THE NW RIGHT OF WAY LINE OF SOUTH SHADES CREST ROAD; THENCE TURN AN ANGLE TO THE LEFT OF 94 DEGREES 59 MINUTES 34 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 123.51 FEET TO AN EXISTING IRON PIN; THENCE TURN AN ANGLE TO THE LEFT OF 79 DEGREES 10 MINUTES 35 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION FOR MEASURED DISTANCE OF 718.70 FEET, MORE OR LESS, TO AN EXISTING IRON IN, BEING THE POINT OF BEGINNING.

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association ("FNMA"), subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Chris T. Humphrey and Jenni B. Humphrey, husband and wife, and Federal National Mortgage Association ("FNMA") have set their hands and seals by their said attorney-in-fact and auctioneer at said sale; this sale was duly and properly conducted on April 18, 2016.

BY: Joanna Edmondson
Joanna Edmondson
AS: Auctioneer and Attorney-in-fact

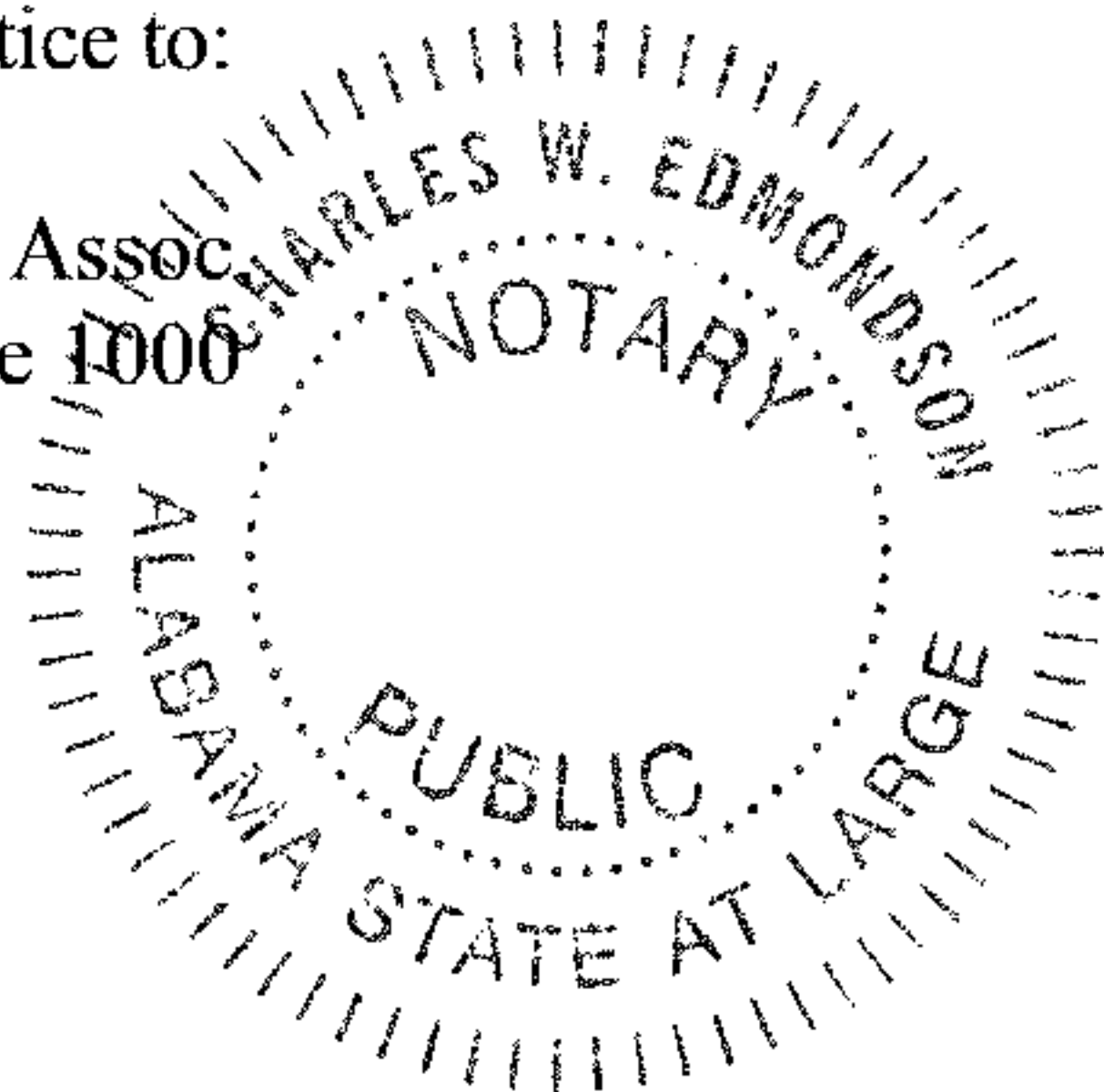
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Joanna Edmondson is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

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

[Signature]
NOTARY PUBLIC
My Commission Expires:

Grantee Name / Send tax notice to:
ATTN:
Federal National Mortgage Assoc
14221 Dallas Parkway Suite 1000
Dallas TX 75254



Real Estate Sales Validation Form

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

Grantor's Name Jenni B Humphrey
Mailing Address 950 Old Cahaba Dr
Helena AL 35080

Grantee's Name Federal National Mortgage Associatio
Mailing Address 14221 Dallas Parkway Suite 1000
Dallas TX 75254

Property Address 5224 S Shades Crest Rd
Bessemer AL 35022

Date of Sale 04/18/2016
Total Purchase Price \$ 119,100.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

20160513000163530 05/13/2016 08:33:22 AM
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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 Sale

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 5/12/16

Print Darrien Jones

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/13/2016 08:33:22 AM
\$22.00 CHERRY
20160513000163530

Print Form

Form RT-1