

THIS INSTRUMENT PREPARED BY :

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

20161019000384730
10/19/2016 02:58:37 PM
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 04/02/10, **Maurice Thomas, married person and Juanita Thomas, 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 20100503000135030, 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 20121015000395650; 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 09/14/16, 09/21/16, 09/28/16; and

WHEREAS, on October 12, 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 **\$343,600.00**; and said property was thereupon sold to Federal National Mortgage Association ("FNMA"); and

WHEREAS, Meghan Pruitt, 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 \$343,600.00, 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:

Lot 8, according to the survey of the Highlands at Riverchase, as recorded in Map Book 23, page 8 in The Probate office of Judge of Probate of Shelby County, Alabama.

Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, covenants, terms, conditions and building set back lines of record.

Address: 1924 Lemon Mint Dr; Birmingham, AL 35244

Tax Map or Parcel ID No.: 11-7-25-0-006-008.000

Subject property is located in Shelby County

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, Maurice Thomas, married person and Juanita Thomas, 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 October 12, 2016.

BY: Meghan Pruitt

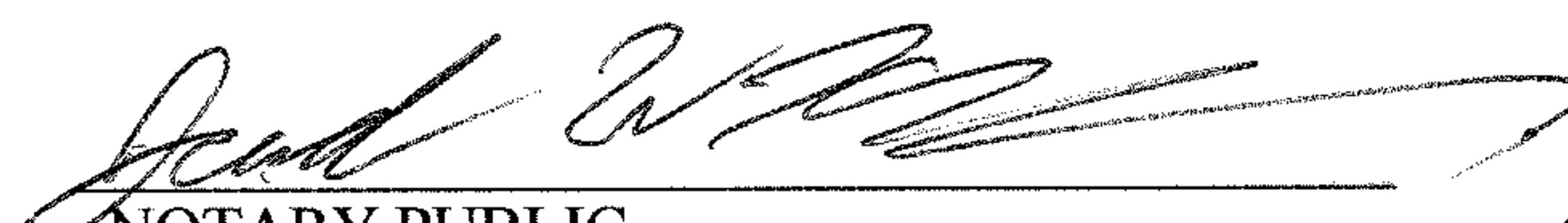
AS: Auctioneer and Attorney-in-fact

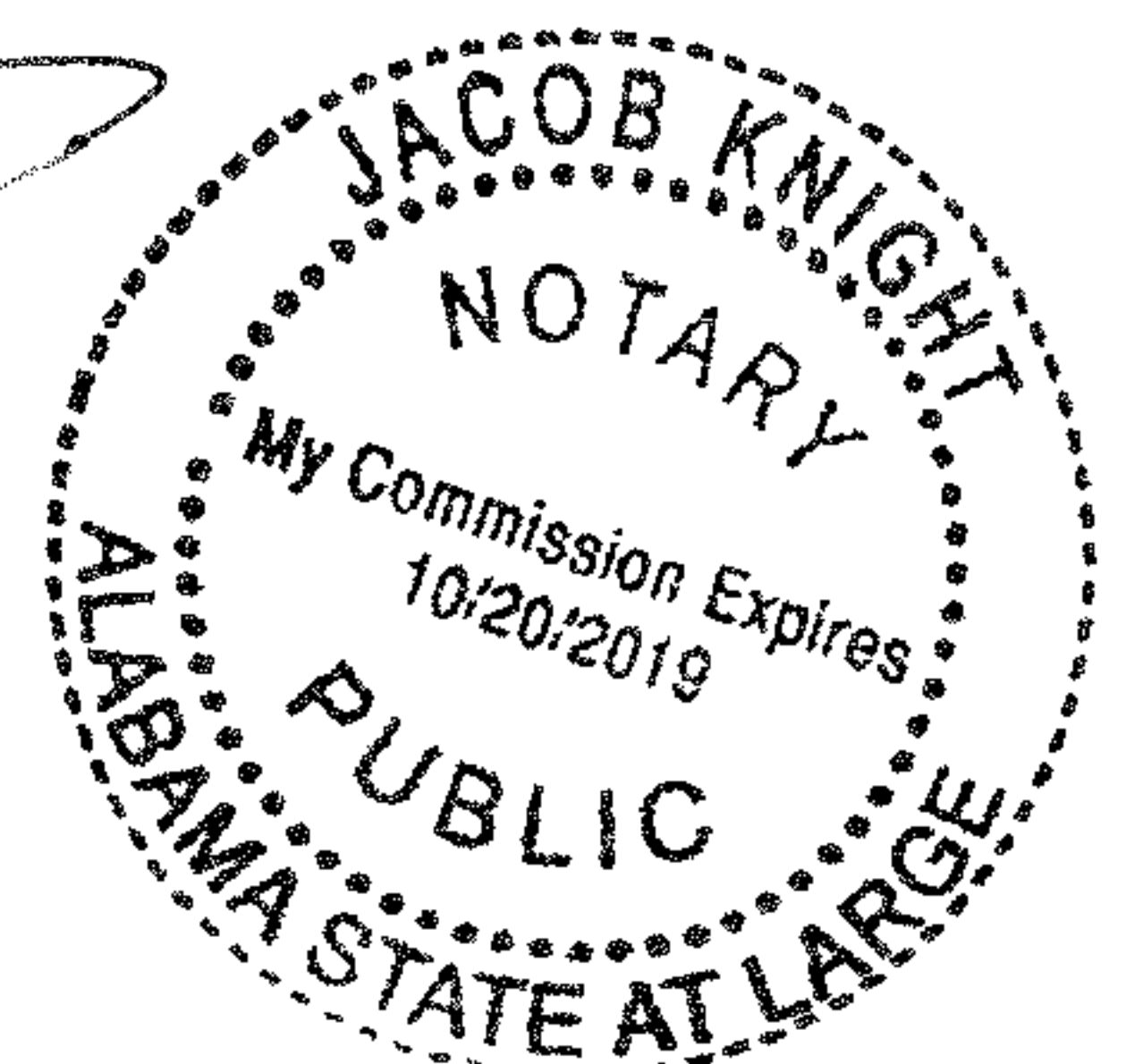
THE STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Meghan Pruitt, 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 17th day of October, 2016.


NOTARY PUBLIC
My Commission Expires: 10/20/2019



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

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

Grantor's Name Maurice and Juanita Thomas
Mailing Address 1924 Lemon Mint Drive
Hoover AL 35244

Grantee's Name FNMA
Mailing Address 14221 Dallas Parkway Suite 1000
Dallas TX 75254

Property Address 1924 Lemon Mint Drive
Hoover AL 35244

Date of Sale 10/12/2016

Total Purchase Price \$ 343,600.00



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/19/2016 02:58:37 PM
\$25.00 JESSICA
20161019000384730

or
Actual Value \$

or
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 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 10-19-16

Print LaQuenia Thompson

Unattested

(verified by)

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

Print Form

Form RT-1