

MORTGAGE FORECLOSURE DEED

20170119000023870
01/19/2017 01:26:02 PM
FCDEEDS 1/4

STATE OF ALABAMA
COUNTY OF SHELBY

) Glen E. Blount, a married man
)

Please note for indexing purposes that the GRANTOR is "Glen E. Blount, a married man" and the GRANTEE is "Federal National Mortgage Association, as assignee of highest and best bidder".

KNOW ALL MEN BY THESE PRESENTS: That Glen E. Blount, a married man did to-wit, September 17, 2004, execute a mortgage to Cendant Mortgage Corporation, which mortgage is recorded in Instrument # 20041005000548290 on October 5, 2004, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred to PHH Mortgage Corporation.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said PHH Mortgage Corporation did declare all of the indebtedness secured by said mortgage due and payable 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 published in Shelby County, Alabama, in its issues of November 30, 2016, December 7, 2016, and December 14, 2016; and

WHEREAS, on January 11, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:24 o'clock a.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and PHH Mortgage Corporation did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of PHH Mortgage Corporation, in the amount of \$85,200.00, which sum the said PHH Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said PHH Mortgage Corporation.

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased; and

WHEREAS, PHH Mortgage Corporation desires to and does hereby assign to Federal National Mortgage Association all right, title, and interest it is entitled to receive by virtue of the said foreclosure sale;

NOW, THEREFORE, in consideration of the premises and of \$85,200.00, cash, the said Glen E. Blount, a married man, acting by and through the said PHH Mortgage Corporation, by Janice Zornes, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said PHH Mortgage Corporation, by Janice Zornes, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Janice Zornes, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warranty contemplated by § 35-4-271 of the Code of Alabama (1975) unto Federal National Mortgage Association, as assignee of highest and best bidder PHH Mortgage Corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

All that certain lot or parcel of land situated in the City of Birmingham, County of Shelby, State of Alabama, and being more particularly described as follows:

Condominium Unit Number 137, of Cambrian Wood Condominium, a Condominium as recorded in Map Book 6, Page 62, according to the Declaration of Condominium ownership of Cambrian Wood Condominium recorded in Misc. Book 12 beginning at Page 87 in the Office of the Judge of Probate of Shelby County, Alabama; and amended by Misc. Book 13, Page 2, Misc. Book 13, Page 4 and Misc. Book 13, Page 344, all in said Probate Office, together with an undivided interest in the common elements as set forth in said Declaration as amended.

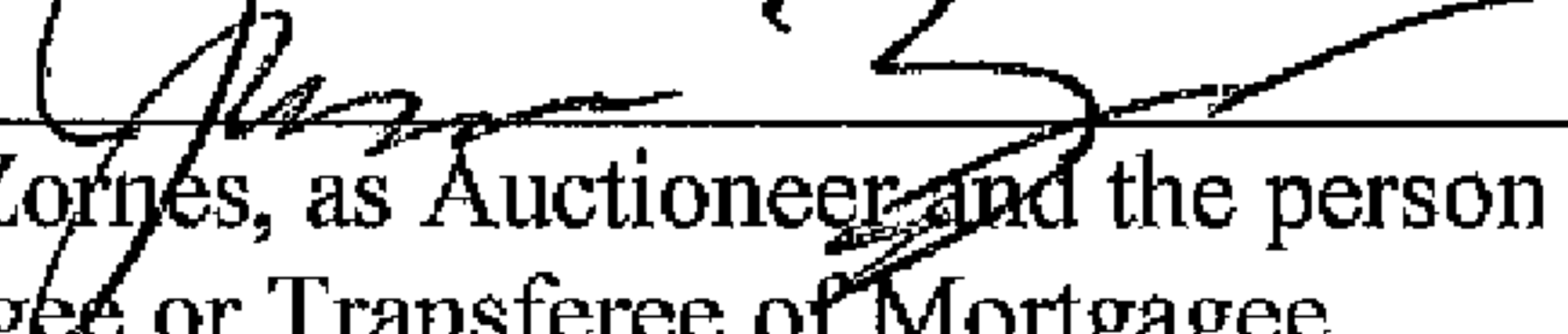
Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of Shelby County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said PHH Mortgage Corporation, has caused this instrument to be executed by Janice Zornes, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Janice Zornes, has executed this instrument in his capacity as such auctioneer on this January 18th, 2017.

Glen E. Blount, a married man
Mortgagors

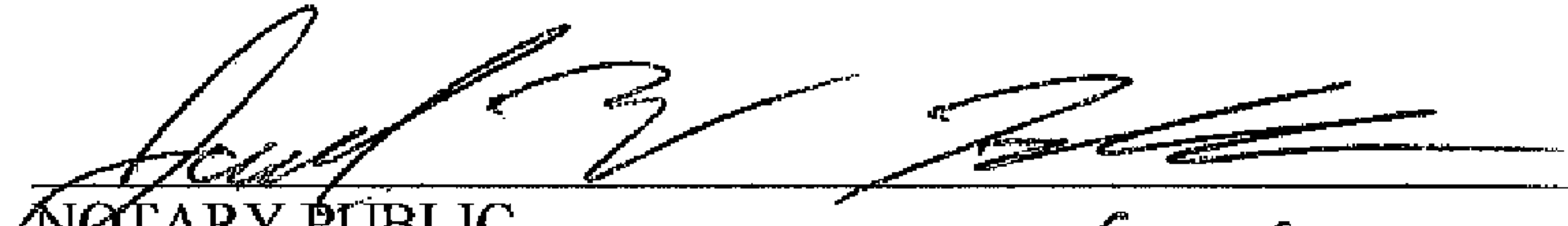
PHH Mortgage Corporation
Mortgagee or Transferee of Mortgagee

By 
Janice Zornes, as Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Janice Zornes, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal on January 18th, 2017.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/20/2019

Instrument prepared by:
Erin L. Roberts
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
16-009919

Send Tax Notices to:
Federal National Mortgage Association
PO Box 650043
Dallas, TX 75265-0043



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name
Mailing AddressGlen E. Blount, a married manGrantee's Name
Mailing AddressFederal National Mortgage Association
1 Mortgage Way
Mount Laurel, New Jersey 08054137 Cambrian Way
Birmingham, AL 35242

Property Address

137 Cambrian Way
Birmingham, AL 35242

Date of Sale

January 11, 2017Total Purchase Price \$ 85,200.00

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 Notice of 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 of 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 1-18-17

Unattested _____

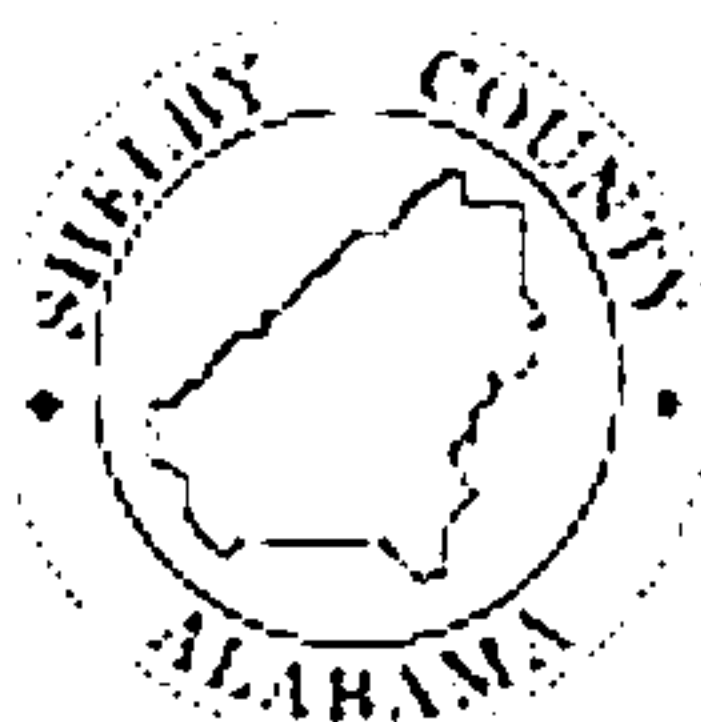
(verified by)

Print JANICE ZORNES

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 01/19/2017 01:26:02 PM
 \$25.00 CHERRY
 20170119000023870

A handwritten signature, likely of the County Clerk, is written over the official text at the bottom of the page.