

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

20170629000233420
06/29/2017 03:55:31 PM
FCDEEDS 1/4

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 28th day of November, 2009, Timothy D. Davis and Terry Y. Davis, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Bank of America, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20091216000461280, said mortgage having subsequently been transferred and assigned to Federal National Mortgage Association ("Fannie Mae"), by instrument recorded in Instr 20160726000260710, 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 Federal National Mortgage Association ("Fannie Mae") 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 May 24, 2017, May 31, 2017, and June 7, 2017; and

WHEREAS, on June 28, 2017, 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 Federal National Mortgage Association ("Fannie Mae") 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, Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America was the highest bidder and best bidder in the amount of One Hundred Fifty-One Thousand One Hundred Nineteen And 12/100 Dollars (\$151,119.12) on the indebtedness secured by said mortgage, the said Federal National Mortgage Association ("Fannie Mae"), 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 ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

All that parcel of Land in City of Alabaster, Shelby County, State of Alabama, being known and designated as Lot 8, according to the Survey of Harvest Ridge Subdivision, First Sector, as recorded in Map Book 12, Page 48, Shelby County, State of Alabama.

Being the same property as conveyed to Timothy Dawson Davis and Terry Y. Davis, husband and wife, as joint tenants with rights of survivorship by fee simple deed from Allen J. Smith and Brenda A. Smith, husband and wife as set forth in Instrument Number 20050201000049790 dated 01/28/2005 and recorded 02/01/2005, Shelby County Records, State of Alabama.

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America 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, Federal National Mortgage Association ("Fannie Mae"), 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 28 day of June, 2017.

Federal National Mortgage Association ("Fannie Mae")

By: Red Mountain Title, LLC
Its: Auctioneer

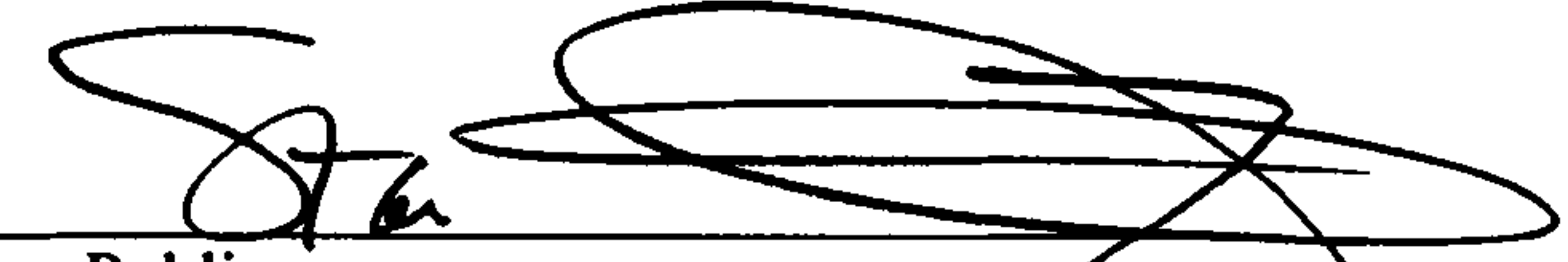
By: 

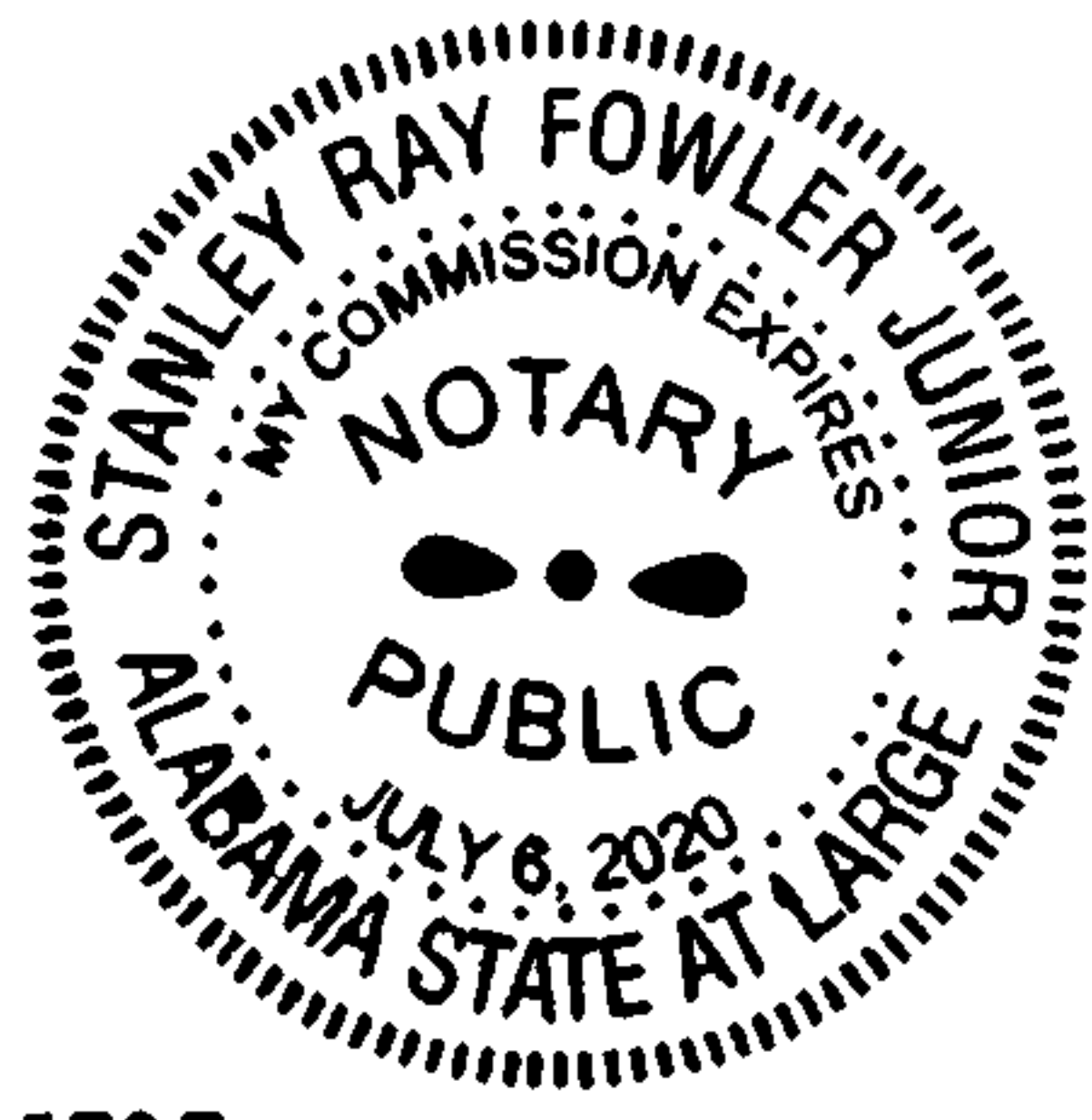
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Federal National Mortgage Association ("Fannie Mae"), 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/she, 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 28 day of June, 2017.


Notary Public
My Commission Expires: _____



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



Real Estate Sales Validation Form

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

Grantor's Name Federal National Mortgage Association ("Fannie Mae")

Grantee's Name Federal National Mortgage Association

c/o Seterus, Inc

Mailing Address PO Box 8517
Portland, OR 97207

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

Property Address 126 Chestnut Dr
Alabaster, AL 35007

Date of Sale 06/28/2017

Total Purchase Price \$151,119.12

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 _____

Print Stan Fowler

Unattested _____

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

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/29/2017 03:55:31 PM
\$25.00 CHERRY
20170629000233420

[Signature]