

20170807000283690
08/07/2017 08:47:01 AM
FCDEEDS 1/3

THIS INSTRUMENT PREPARED BY :

Keith Eady
RCO Legal, P.C.
2970 Clairmont Road NE
Suite 280
Atlanta, GA 30329

RETURN TO:

RCO Legal, P.C.
2970 Clairmont Road NE
Suite 280
Atlanta, GA 30329

State of ALABAMA
County of Shelby

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on 07/26/02, **George Dawson, and wife, Jean Dawson, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender, its successors and assigns, Party of the Second Part** which said mortgage is recorded in Instrument 20020813000381930, as modified by that certain Modification Agreement in Instrument 20120802000282490 in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last assigned and transferred to Federal National Mortgage Association ("Fannie Mae"), in Instrument 20141117000360550; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Federal National Mortgage Association ("Fannie Mae") 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 06/21/17, 06/28/17, 07/05/17 ; and

WHEREAS, on July 24, 2017, 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 ("Fannie Mae") in the amount of **\$42,689.25**; and said property was thereupon sold to Federal National Mortgage Association ("Fannie Mae"); and

WHEREAS, John Robison, 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 \$42,689.25, 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 ("Fannie Mae"), and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

BEGIN AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST AND RUN EASTERLY ALONG QUARTER-QUARTER LINE 330.00 FEET THEN TURN AN ANGLE OF 91 DEGREES 44 MINUTES 11 SECONDS TO THE LEFT AND RUN NORTHERLY 618.74 FEET TO THE POINT OF BEGINNING; CONTINUE NORTHERLY ALONG SAID LINE FOR 138 FEET; THEN TURN AN ANGLE OF 91 DEGREES 20 MINUTES 19 SECONDS TO THE RIGHT AND RUN EASTERLY 125.0 FEET; THEN TURN AN ANGLE OF 88 DEGREES 39 MINUTES 41 SECONDS TO THE RIGHT AND RUN SOUTHERLY 138.00 FEET; THEN TURN AN ANGLE OF 91 DEGREES 19 SECONDS TO THE RIGHT AND RUN WESTERLY 125.0 FEET BACK TO POINT OF BEGINNING.

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association ("Fannie Mae"), 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, George Dawson, and wife, Jean Dawson, and Federal National Mortgage Association ("Fannie Mae") 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 July 24, 2017.

BY: John Robison

AS: Auctioneer and Attorney-in-fact

THE STATE OF Alabama

COUNTY OF Jefferson

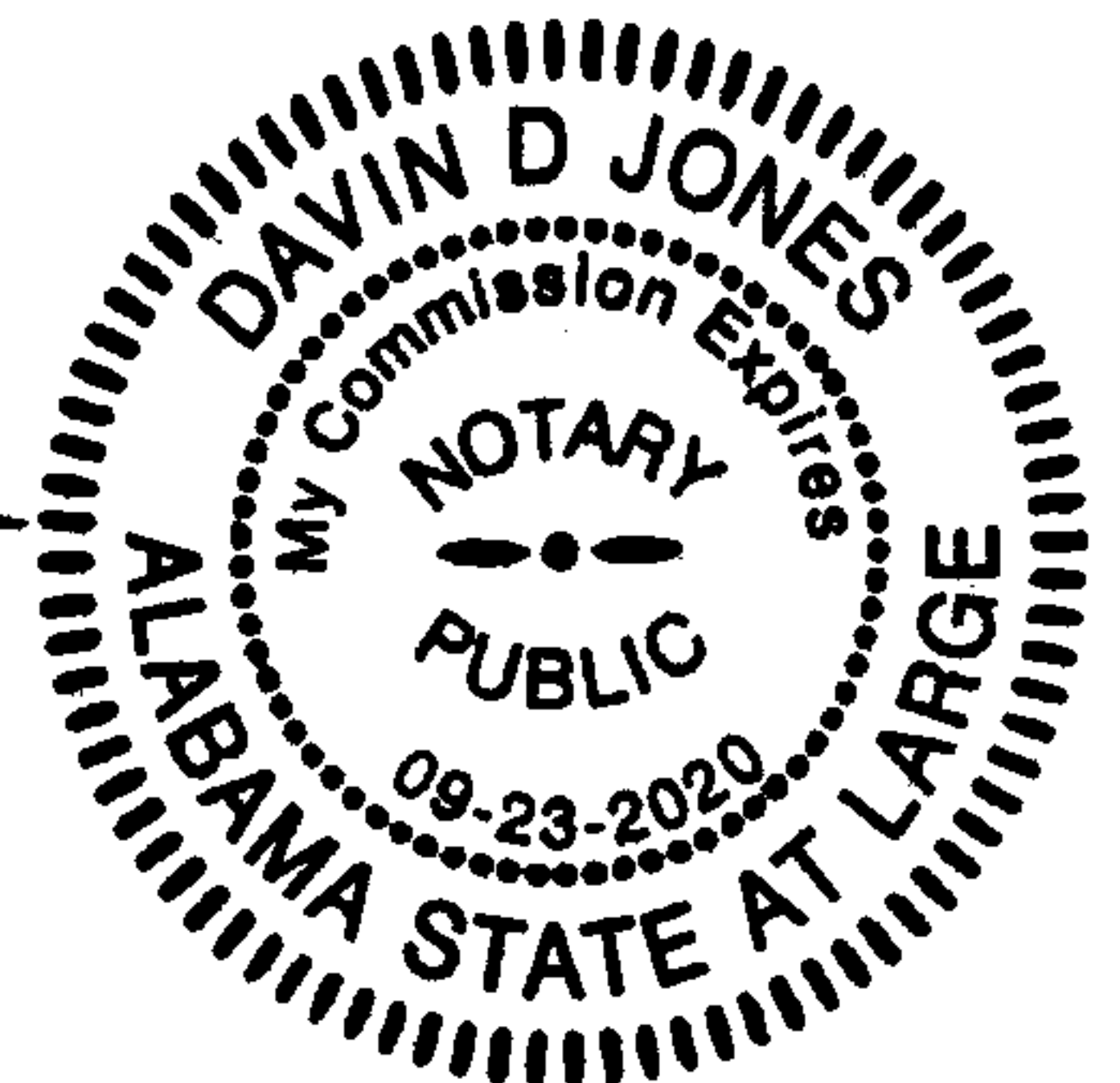
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John Robison, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he/she, in his/her capacity as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

Given under my hand and official seal this 28th day of July, 2017.

Davin D Jones

NOTARY PUBLIC

My Commission Expires: 09-23-2020



Grantee Name / Send tax notice to:
ATTN:
Federal National Mortgage Association
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 George and Jean Dawson
Mailing Address 952 2nd Ave SW
Alabaster AL 35007

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

Property Address 105 14th St SW
Alabaster AL 35007

Date of Sale 07/24/2017
Total Purchase Price \$ 42,689.25

or
Actual Value \$ _____

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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 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 8/4/17

Print Darrien Jones

Unattested

(verified by)

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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/07/2017 08:47:01 AM
\$24.00 CHERRY
20170807000283690

Print Form

Form RT-1