

SEND TAX NOTICE TO:

Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America
c/o Seterus, Inc.
14523 Southwest Millikan Way, Suite 200
Beaverton, OR 97005

STATE OF ALABAMA

COUNTY OF SHELBY

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, Tammy D. Davis aka Tammy Davis and Jimmy W. Davis aka Jimmy Davis, wife and husband, executed that certain mortgage on real property hereinafter described to ABN AMRO Mortgage Group, Inc., which said mortgage was dated November 21, 2007 and was recorded November 29, 2007 in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20071129000541850, said mortgage having subsequently been transferred and assigned to Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, by instrument recorded on February 13, 2014, Instrument Number 20140213000040510, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Mortgagee/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 of 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 Mortgagee/Transferee, an attorney of the Mortgagee/Transferee or any person conducting said sale for the Mortgagee/Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee/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"), a corporation organized and existing under the laws of the United States of America 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 sale of said mortgage by publication in the Shelby County Reporter newspaper of general circulation published in Shelby County, Alabama, in its issues of March 21, 2018, March 28, 2018, and April 4, 2018; and

WHEREAS, on April 16, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly conducted, and Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America did offer for sale and sell at public outcry in front of the Courthouse door in 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 Three Hundred Six Thousand One Hundred And 0/100 Dollars (\$306,100.00) on the indebtedness secured by said mortgage, the said Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, by and through Brock & Scott, PLLC as attorney for said Mortgagee/Transferee, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:




20180427000142590 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
04/27/2018 09:29:47 AM FILED/CERT

Beginning at the Southeast corner of the SW 1/4 of Section 1, Township 18 South, Range 1 East, Shelby County, Alabama, and run thence South 87 degrees 39 minutes 21 seconds West along the South line of said Quarter Section a distance of 172.32 feet to a corner on the easterly margin of a Shelby County Road; thence run North 39 degrees 41 minutes 06 seconds East along said margin of said Highway a tangent distance of 4.79 feet to the P.C. of a curve to the left having a central angle of 84 degrees 07 minutes 47 seconds and a radius of 230.00 feet; thence run Northerly along the arc of said curve an arc distance of 337.72 feet to the P.O.R.C. of a curve to the right having a central angle of 86 degrees 32 minutes 01 seconds and a radius of 220.00 feet; thence run along the arc of said curve an arc distance of 332.27 feet to the P.C. of a curve to the right having a central angle of 27 degrees 23 minutes 15 seconds and a radius of 277.81 feet; thence run along the arc of said curve an arc distance of 132.79 feet to the P.T. of said curve; thence run North 69 degrees 30 minutes 41 seconds East along said margin of said highway a distance of 100.82 feet to the P.C. of a curve to the right having a central angle of 01 degrees 22 minutes 40 seconds and a radius of 867.98 feet; thence run along the arc of said curve an arc distance of 20.87 feet to a set rebar corner on the East line of said quarter section; thence run South 02 degrees 47 minutes 09 seconds west along the East line of said Quarter section a distance of 723.20 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association 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"), a corporation organized and existing under the laws of the United States of America has caused this instrument to be executed by and through Brock & Scott, PLLC, as attorney for said Mortgagee/Transferee, and has hereto set its hand and seal on this 23rd day of April, 2018.

Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America
By: Brock & Scott, PLLC
Its: Attorney
By: 
F. Wayne Keith

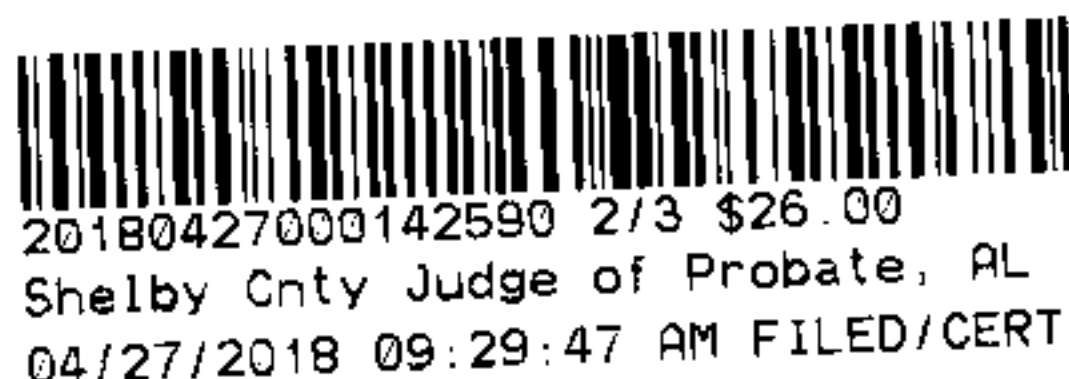
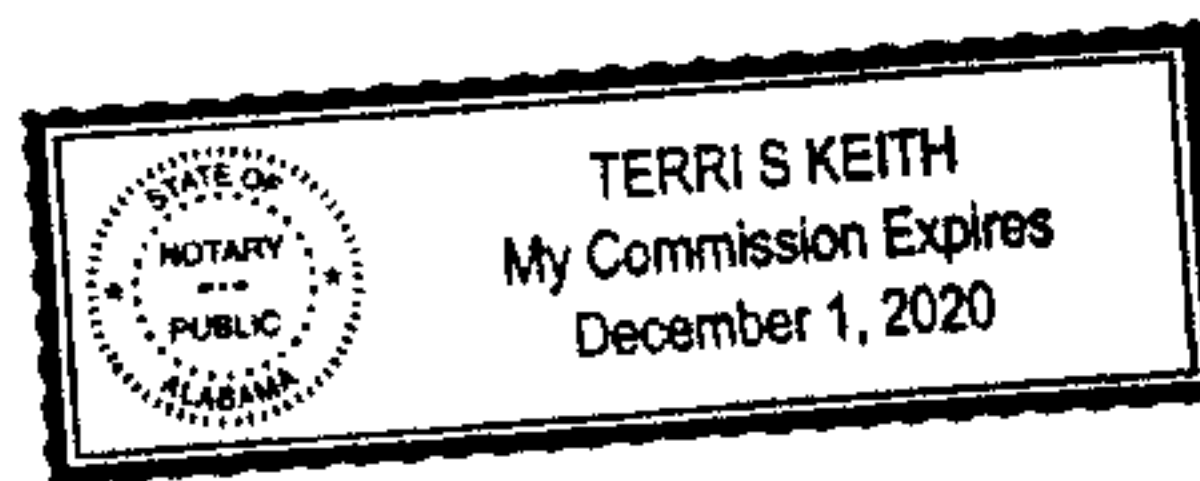
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that F. Wayne Keith, whose name as attorney of Brock & Scott, PLLC, acting in its capacity as attorney for Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America 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 attorney and with full authority, executed the same voluntarily for and as the act of Brock & Scott, PLLC, acting in its capacity as attorney for said Mortgagee/Transferee on the day the same bears date.

Given under my hand and official seal on this the 23rd day of April, 2018.


Notary Public

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of Brock & Scott, PLLC
120 Bishop Circle
Pelham, Alabama 35124



Real Estate Sales Validation Form

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

Grantors' Name: Tammy D. Davis aka Tammy Davis and Jimmy W. Davis aka Jimmy Davis

Mailing Address: 228 Edgeland Road, Vandiver, AL 35176

Grantee's Name: Federal National Mortgage Association ("Fannie Mae"),
a corporation organized and existing under the laws of the
United States of America

Mailing Address: c/o Seterus, Inc., 14523 Southwest Millikan Way, Suite 200
Beaverton, OR 97005

Property Address: 228 Edgeland Road, Vandiver, AL 35176

Date of Transfer: April 23, 2018

Total Purchase Price: \$306,100.00

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 FCD

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: April 23, 2018

Law Offices of Brock & Scott, PLLC.

Sign


F. Wayne Keith, Attorney


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