

SEND TAX NOTICE TO:  
James B. Nutter & Company  
4153 Broadway  
Kansas City, MO 64111

20180604000195350  
06/04/2018 12:44:37 PM  
FCDEEDS 1/4

STATE OF ALABAMA            )  
SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 12th day of November, 2008, Joyce C. Arther, an unmarried woman, executed that certain mortgage on real property hereinafter described to James B. Nutter & Compnay, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20081125000449170, and

WHEREAS, in and by said mortgage, the Mortgagee 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 Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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 James B. Nutter & Company 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 March 21, 2018, March 28, 2018, and April 4, 2018; and



WHEREAS, on May 25, 2018, 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 James B. Nutter & Company 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 was the highest bidder and best bidder in the amount of One Hundred Fifty Thousand And 00/100 Dollars (\$150,000.00) on the indebtedness secured by said mortgage, the said James B. Nutter & Company, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Mortgagee, 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:

Lot 16A, according to a resurvey of Lots 12, 13, 14, 15, 16, 17, 18, 20, 21, 22 and recreational area of Davenport's Addition to Riverchase West, Sector 2 as recorded in a Map Book 8, Page 40, in the Probate Office of 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, James B. Nutter & Company, has caused this instrument to be executed  
by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Mortgagee, and said  
Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 31 day of  
May, 2018.

James B. Nutter & Company

By: Red Mountain Title, LLC  
Its: Auctioneer

By: [Signature]

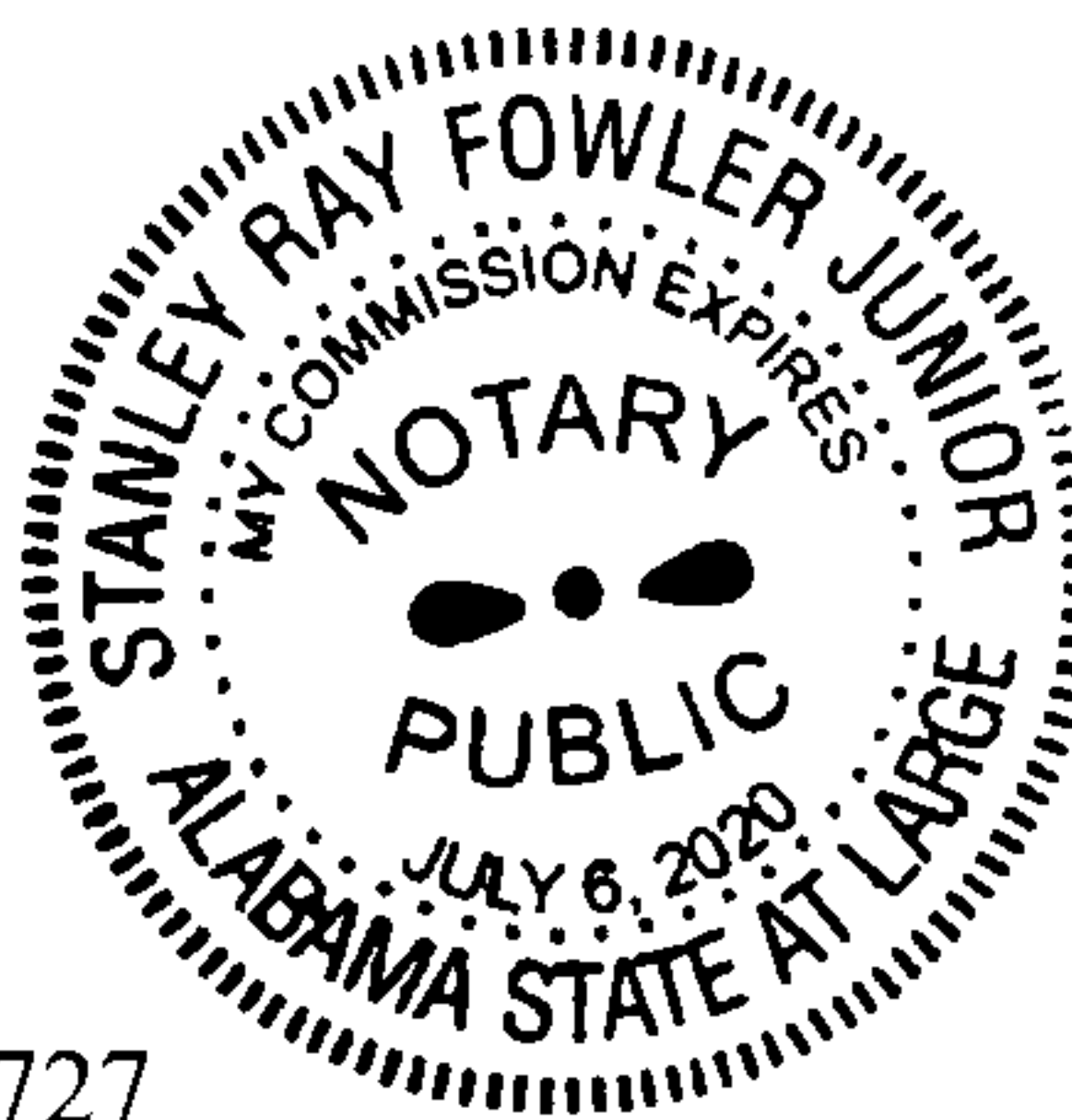
STATE OF ALABAMA )

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 James B. Nutter & Company, 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 said conveyance, 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 Mortgagee.

Given under my hand and official seal on this 31 day of May, 2018.

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



[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_



**Real Estate Sales Validation Form**

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

Grantor's Name James B. Nutter & Company  
c/o James B. Nutter &  
Company

Grantee's Name James B. Nutter & Company  
c/o James B. Nutter &  
Company

Mailing Address 4153 Broadway  
Kansas City, MO 64111

Mailing Address 4153 Broadway  
Kansas City, MO 64111

Property Address 611 Mountain Laurel Ct  
Birmingham, AL 35244

Date of Sale 05/25/2018

Total Purchase Price \$150,000.00

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 ☐ 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 5/29/18

☐ Unattested ☐ (verified by)

Print Tiffany Sides  
 Sign Tiffany Sides  
 (Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 06/04/2018 12:44:37 PM  
 \$25.00 CHARITY  
 20180604000195350

*[Signature]*