

SEND TAX NOTICE TO:
Federal National Mortgage Association
5600 Granite Parkway
Building VII
Plano, TX 75024

20181228000451000
12/28/2018 09:31:26 AM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 20th day of February, 2013, Kenneth Aaron Walker and Laura Walker, husband and wife, executed that certain mortgage on real property hereinafter described to Regions Bank d/b/a Regions Mortgage, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20130227000082900, 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 Regions Bank d/b/a Regions Mortgage 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 November 28, 2018, December 5, 2018, and December 12, 2018;
and

WHEREAS, on December 18, 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 Regions Bank d/b/a Regions Mortgage 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 Thirty-Four Thousand Eight Hundred Thirty-Seven And 02/100 Dollars (\$134,837.02) on the indebtedness secured by said mortgage, the said Regions Bank d/b/a Regions Mortgage, 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 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land in the, Northeast Quarter of the Southeast Quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama described as follow: Commence at the Southeast corner of said quarter-quarter Section; thence run North along the East line thereof together a distance of 337.13 feet; thence turn left 88 degrees 18 minutes 22 seconds and run West 552.55 feet; thence turn right 89 degrees 19 minutes 26 seconds and run North 196.74 feet to the Point of Beginning; thence turn left 88 degrees 49 minutes 12 seconds and run West 370.00 feet; thence turn right 88 degrees 49 minutes 12 seconds and run North 199.99 feet; thence turn 91 degrees 41 minutes 02 seconds and run East 370.00 feet; thence turn right 88 degrees 18 minutes 58 seconds and run South 196.74 feet to the Point of Beginning.

Together with an easement for ingress and egress, situated in the Northeast Quarter of the Southeast Quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama described as follows:

Commence at the Southeast corner of said quarter-quarter section; thence run North along the East line thereof a distance of 337.13 feet; thence turn left 88 degrees 18 minutes 22 seconds and run West 562.55 feet; thence turn right 89 degrees 19 minutes 26 seconds and run North 196.74 to the Point of Beginning of the centerline of said easement; thence North 786.74 feet, more or less to the South line of an existing road right of way, said Easement being 10 feet on each side of described centerline.



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, Regions Bank d/b/a Regions Mortgage, 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 26 day of December, 2018.

Regions Bank d/b/a Regions Mortgage

By: Red Mountain Title, LLC
Its: Auctioneer

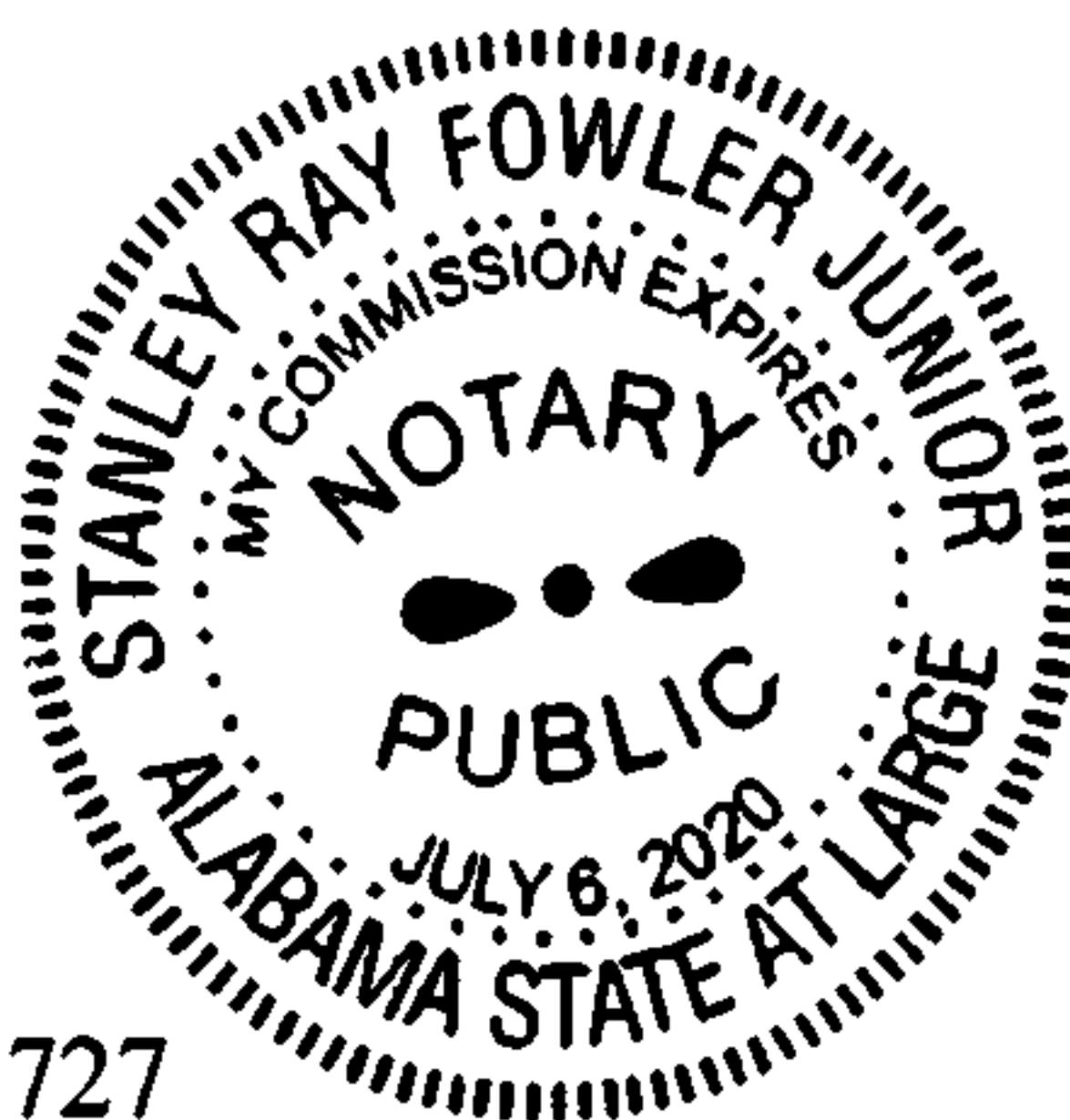
By: [Signature]

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 Regions Bank d/b/a Regions Mortgage, 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, 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 Mortgagee.

Given under my hand and official seal on this 26 day of December, 2018.



[Signature]
Notary Public
My Commission Expires: _____

This instrument prepared by:
Elizabeth Loeftgren
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 Regions Bank d/b/a Regions
Mortgage

Mailing Address c/o Regions Bank dba Regions
Mortgage
7130 Goodlett Farms
Parkway
Cordova, TN 38016

Grantee's Name Federal National Mortgage
Association

Mailing Address 5600 Granite Parkway
Building VII Plano
, TX, 75024

Property Address 136 Indigo Ln
Calera, AL 35040

Date of Sale 12/18/2018

Total Purchase Price \$134,837.02

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 12/19/18

Print Johnathan Byrd

Sign [Signature]

(Grantor / Grantee / Owner / Agent) circle one

☐ Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/28/2018 09:31:26 AM
 \$27.00 CHARITY
 20181228000451000

Allie S. Byrd