


STATE OF ALABAMA)

COUNTY OF SHELBY)

  
20160523000174980 1/2 \$21.00  
Shelby Cnty Judge of Probate, AL  
05/23/2016 01:38:59 PM FILED/CERT

### FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on February 3, 2011, to-wit: Jessica Carr Zahorscak, unmarried, executed a mortgage to Mortgage Electronic Registration Systems, Inc., solely as nominee for U.S. Bank, N.A., its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on February 10, 2011, in Instrument No. 20110210000048420, in the Office of the Judge of Probate, Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which mortgage and the indebtedness secured thereby was subsequently assigned to U.S. Bank National Association, by assignment recorded September 15, 2014 in Instrument No. 20140915000289240, of said Probate Court records; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee shall have the authority to sell said property before the Courthouse door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and said Mortgagee thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the March 30, 2016, April 6, 2016, and April 13, 2016, that the hereinafter described property would be sold at the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on May 10, 2016, and

WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale **FEDERAL HOME LOAN MORTGAGE CORPORATION**, became the purchaser of the hereinafter described property at and for the sum of \$136,431.00, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, Joanna Edmondson, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by U.S. Bank National Association;

NOW THEREFORE, IN consideration of the premises Jessica Carr Zahorscak, unmarried, and U.S. Bank National Association, 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 the said **FEDERAL HOME LOAN MORTGAGE CORPORATION** the following described real property situated in Shelby County, Alabama, 354 Red Stick Rd, Pelham, AL 35124, but in the event of a discrepancy, the legal description shall control to-wit:

Lot 3, Block 3, according to the Survey of Indian Wood Forest, 3rd Sector, as recorded in Map Book 7, Page 104, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said **FEDERAL HOME LOAN MORTGAGE CORPORATION**, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said **FEDERAL HOME LOAN MORTGAGE CORPORATION** under and by virtue of the power and authority contained in the aforesaid mortgage. Subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, also subject to prior liens, ad valorem taxes, easements and restrictions of record.


IN WITNESS WHEREOF, the said Jessica Carr Zahorscak, unmarried, and U.S. Bank National Association, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.



Jessica Carr Zahorscak, unmarried, and U.S. Bank National Association

BY: Joanna Edmondson  
ITS: Auctioneer and Attorney-in-Fact

BY: Joanna Edmondson

  
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STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Joanna Edmondson, whose name as auctioneer of Auction.com, acting in its capacity as auctioneer and attorney-in-fact for Jessica Carr Zahorscak, unmarried, and U.S. Bank National Association, 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 the conveyance, he/she, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 13 day of May, 2016.

Margaret C. Dawson  
Notary Public  
My Commission Expires: 1-22-20

THIS INSTRUMENT PREPARED BY:  
ROBERT J. WERMUTH/rgd  
Stephens Millirons, P.C.  
P.O. Box 307  
Huntsville, Alabama 35804

**Grantees Address:**  
FHLMC  
8250 Jones Branch Drive  
MS A62  
McLean, VA 22102

**Grantors Address:**  
354 Red Stick Road  
Pelham, AL 35124