

20161128000434100 1/5 \$30.00
Shelby Cnty Judge of Probate, AL
11/28/2016 03:13:23 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

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§

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS THAT, WHEREAS, heretofore, on the 24th day of June, 1999, Linda C. Wyatt, an unmarried woman, executed a certain mortgage on property hereinafter described to Mortgage Electronic Recording Systems, Inc. as nominee for First Federal Bank which said mortgage is recorded in the Probate Office of Shelby County, Alabama Instrument 1999-26794, and subsequently reassigned to First Federal Bank by that certain Assignment of Mortgage recorded in the Probate office of Shelby County, Alabama Book 2000, at Page 10426, and that Assignment of Mortgage as recorded at Instrument No. 20060208000064050 in the Office of the Judge of Probate of Shelby County, Alabama, and

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns were authorized and empowered in the event of default, according to the terms thereof, to sell said property before the south entrance of the Courthouse 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 the proper conveyance 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same First Federal Bank did declare all of the indebtedness secured by said


mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of 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 2, 2016, November 9, 2016 and November 16, 2016; and

WHEREAS, on November 22, 2016, the day on which said foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Justin B. Little, as Attorney-in-Fact for the said First Federal Bank did offer for sale and sell at public outcry, at the south entrance of the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Justin B. Little was the auctioneer who conducted said foreclosure sale for the said First Federal Bank; and

WHEREAS, the said First Federal Bank was the highest bidder in the amount of Seventy-one Thousand Fifty-four and 28/100 Dollars (\$71,054.28) which sum of money First Federal Bank offered to apply to the costs of foreclosure and credit the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to First Federal Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and of a credit bid in the amount of Seventy-one Thousand Fifty-four and 28/100 Dollars (\$71,054.28) on the indebtedness secured by said mortgage, the said Linda C. Wyatt, an unmarried woman, and First Federal Bank, by and through Justin B. Little, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and as auctioneer does hereby **GRANT, BARGAIN, SELL and CONVEY** unto First Federal Bank the following described property situated in Shelby County, Alabama, to-wit:


20161128000434100 2/5 \$30.00
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Lot 13, according to the Survey of Cambrian Ridge, as recorded in Map Book 21, Page 8, in the Probate Office of Shelby County, Alabama.

Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property.

TO HAVE AND TO HOLD the above described property unto First Federal Bank, its successors and assigns forever; subject, however, to existing ad valorem taxes, subject to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America.

IN WITNESS WHEREOF, the said Linda C. Wyatt, an unmarried woman, and First Federal Bank have caused this instrument to be executed by and through Justin B. Little as auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, has hereto set his hand and seal on this the 22nd day of November, 2016.

LINDA C. WYATT, an unmarried woman


BY: 

Justin B. Little
Attorney-in-Fact

FIRST FEDERAL BANK

BY: 

Justin B. Little
as Attorney-in-Fact and Agent


20161128000434100 3/5 \$30.00
Shelby Cnty Judge of Probate, AL
11/28/2016 03:13:23 PM FILED/CERT



Justin B. Little as the auctioneer
and person making said sale

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

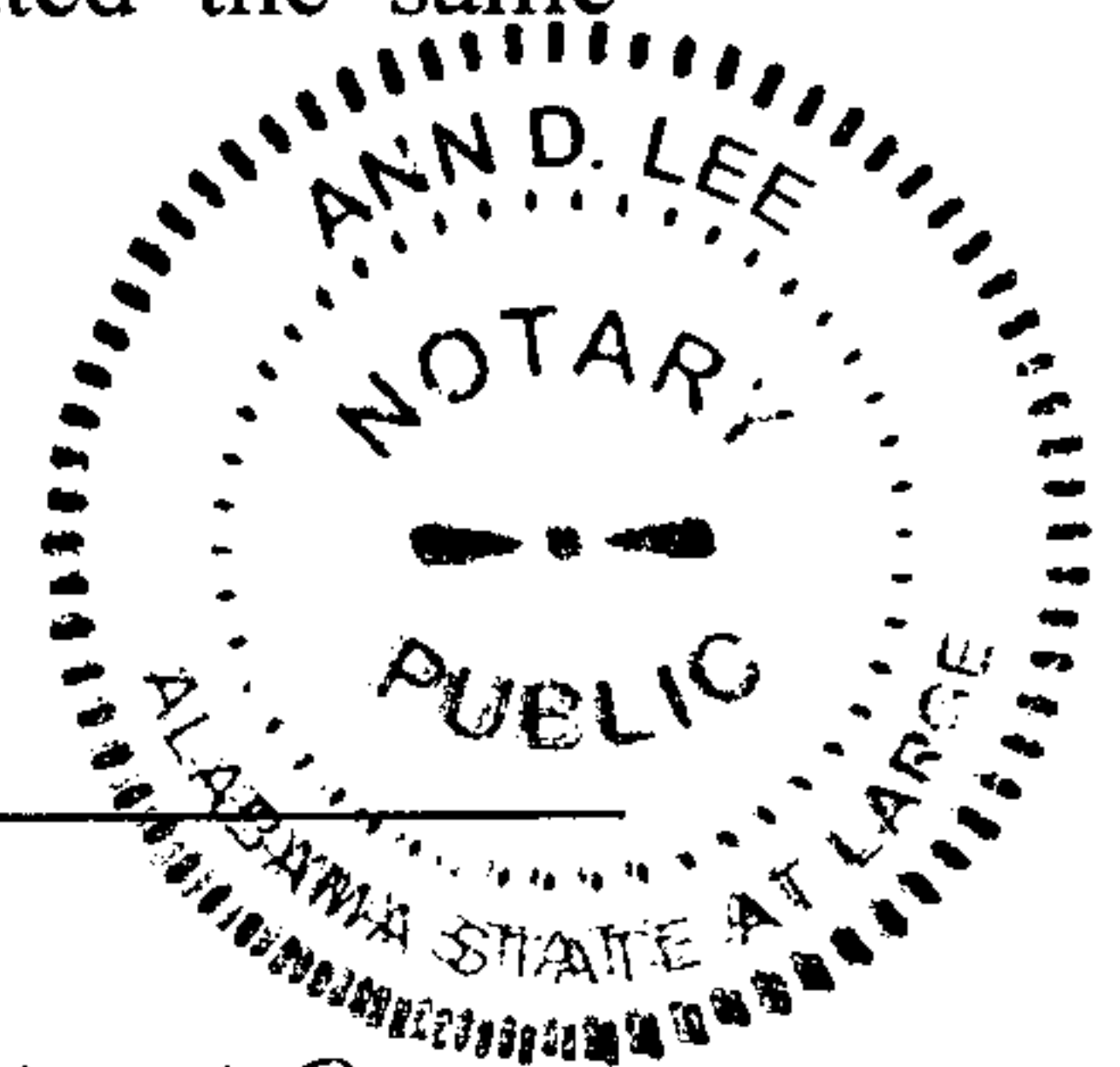
I, the undersigned, A Notary Public in and for said County and State, hereby certify that Justin B. Little, whose name as Attorney-in-Fact for Linda C. Wyatt, an unmarried woman,, whose name as Attorney-in-Fact and agent for First Federal Bank, and whose name as auctioneer and person making said sale, 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, in his capacity as such Attorney-in-Fact, agent, and as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of November, 2016.



Notary Public

My Commission Expires: 9.17.19



THIS INSTRUMENT PREPARED BY:
Justin B. Little, Esq.
REYNOLDS, REYNOLDS, & LITTLE, LLC
Attorneys at Law
Post Office Box 2863
Tuscaloosa, Alabama 35403-2863
205-391-0073
Our File No. 1049.0151



20161128000434100 4/5 \$30.00
Shelby Cnty Judge of Probate, AL
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Foreclosure Deed.1049.0151

Real Estate Sales Validation Form

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

Grantor's Name Linda C. Wyatt
Mailing Address 224 Cambrian Ridge Trail
Pelham, Alabama 35124

Grantee's Name First Federal Bank
Mailing Address 1300 McFarland Boulevard NE
Tuscaloosa, Alabama 35406

Property Address _____

Date of Sale November 22, 2016
Total Purchase Price \$69,726.78



20161128000434100 5/5 \$30.00
Shelby Cnty Judge of Probate, AL
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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
_____ Sales Contract
_____ Closing Statement
_____ Appraisal
_____ Other Foreclosure Deed

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 tax payer 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 November 22, 2016

Print Justin B. Little

_____ Unattested _____
(verified by)

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