

SEND TAX NOTICE TO:
Select Portfolio Servicing
3217 S Decker Lake Drive
Salt Lake City, UT 84119
TB File No.: 19-05242

20220413000153350
04/13/2022 03:41:06 PM
FCDEEDS 1/4

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, March 25, 2008, Fredrick Maurice Rice, Jr. and Linda Michell Rice aka Linda Michelle Rice, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Hometown Mortgage Services, Inc., which said mortgage was recorded in Instrument Number 20080328000125860 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Seasoned Loans Structured Transaction Trust, Series 2018-1 by instrument recorded in 20110502000131750 in the aforesaid Probate Office (hereafter "Transferee"); 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 Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Seasoned Loans Structured Transaction Trust, Series 2018-1 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 21, 2021, November 28, 2021 and December 5, 2021; and

WHEREAS, on April 1, 2022, 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 Federal

Home Loan Mortgage Corporation, as Trustee for the benefit of the Seasoned Loans Structured Transaction Trust, Series 2018-1 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 Home Loan Mortgage Corporation, as Trustee for the benefit of the Seasoned Loans Structured Transaction Trust, Series 2018-1 was the highest bidder and best bidder in the amount of Two Hundred Thirty-Six Thousand Eight Hundred Seventeen And 11/100 Dollars (\$236,817.11) on the indebtedness secured by said mortgage, the said Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Seasoned Loans Structured Transaction Trust, Series 2018-1, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Seasoned Loans Structured Transaction Trust, Series 2018-1 all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

All of the Southwest Quarter of the Northeast Quarter lying Northeast of County Road 280 formerly known as Old Florida Short Route Highway, Section 29, Township 19 South, Range 1 West, Shelby County, Alabama. Situated, lying and being in Shelby County, Alabama. - Less and Except: A parcel of land located in the Southwest Quarter of the Northeast Quarter of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama; thence run South along the East line of said quarter-quarter for a distance of 134.94 feet to a point; thence turn with an interior angle left of 51 degrees, 41 minutes, 33 seconds for a distance of 84.13 feet to a point; thence turn with an interior angle right of 104 degrees, 50 minutes, 38 seconds for a distance of 105.92 feet to a point; thence turn with an interior angle right of 126 degrees, 50 minutes, 55 seconds for a distance of 125.73 feet to a point on the Northeast right of way of Shelby County Road No. 280; thence run Northwesterly along said road along a curve concave to the right having a radius of 532.96 feet and a chord distance of 324.37 feet to a point on the North line of said quarter-quarter; thence run East along the North line of said quarter-quarter for a distance of 314.61 feet to the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama. Situated, lying and being in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Seasoned Loans Structured Transaction Trust, Series 2018-1, 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 Home Loan Mortgage Corporation, as Trustee for the benefit of the Seasoned Loans Structured Transaction Trust, Series 2018-1, has caused this instrument to be executed by and through Tiffany & Bosco, P.A., as attorney for said Transferee and said Tiffany & Bosco, P.A., as said attorney, has hereto set its hand and seal on this 12th day of April, 2022

Federal Home Loan Mortgage Corporation, as
Trustee for the benefit of the Seasoned Loans
Structured Transaction Trust, Series 2018-1

By: Tiffany & Bosco, P.A.

Its: Attorney

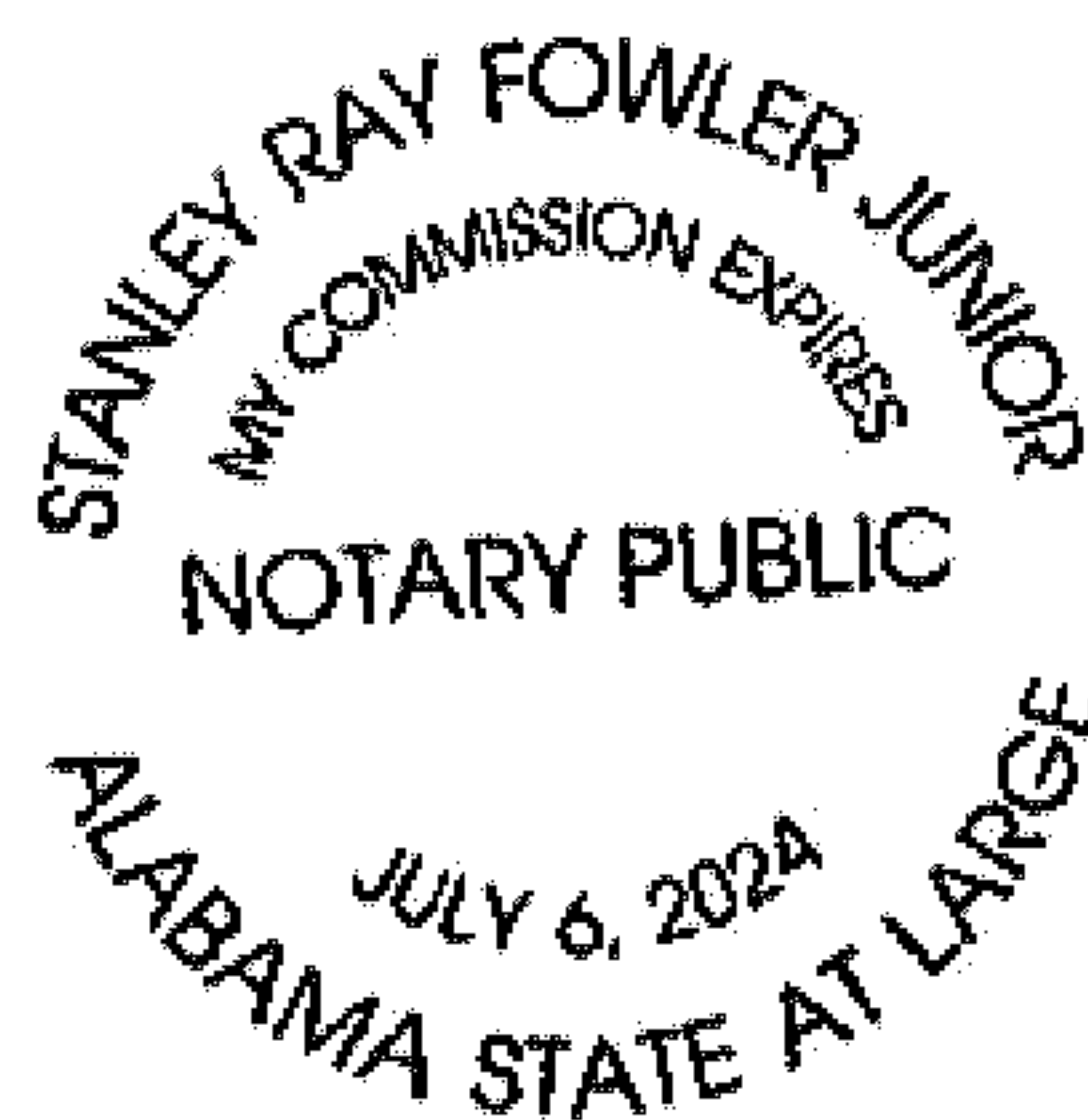
By: [Signature]
Ginny Rutledge, Esq.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ginny Rutledge, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Seasoned Loans Structured Transaction Trust, Series 2018-1, 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 attorney and with full authority, executed the same voluntarily for and as the act of said professional association, acting in its capacity as attorney for said (Transferee).

Given under my hand and official seal on this 12 day of April, 2022



[Signature]
Notary Public

My Commission Expires: 7-6-24

This instrument prepared by:
Ginny Rutledge, Esq.
TIFFANY & BOSCO, P.A.
2311 Highland Avenue South
Suite 330
Birmingham, Alabama 35205

Real Estate Sales Validation Form

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

Grantor's Name Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Seasoned Loans Structured Transaction Trust, Series 2018-1

Grantee's Name Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Seasoned Loans Structured Transaction Trust, Series 2018-1

Mailing Address 3217 S Decker Lake Drive Salt Lake City, UT 84119

Mailing Address 3217 S Decker Lake Drive Salt Lake City, UT 84119

Property Address 12190 County Road 280,
Chelsea, AL 35043

Date of Sale April 1, 2022

Total Purchase Price \$236,817.11

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

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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.

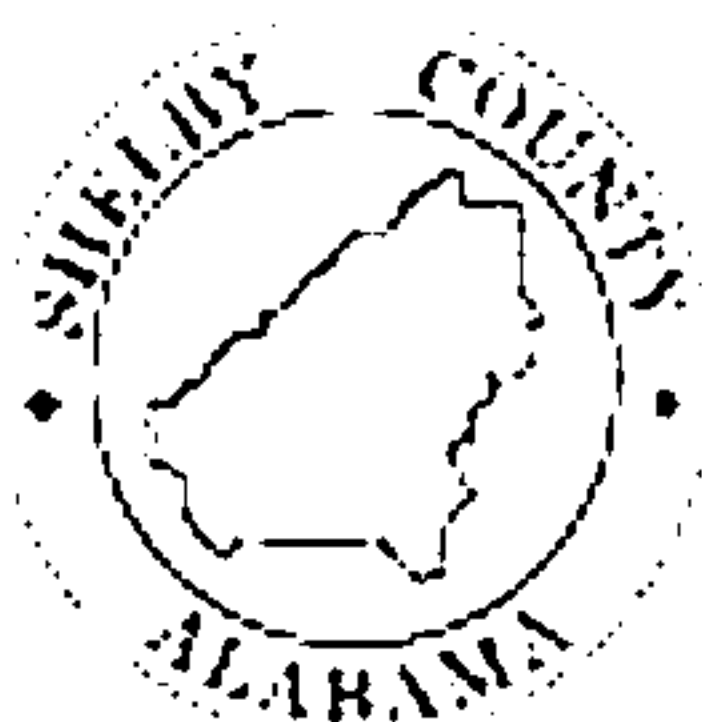
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4/8/2022

Print Tiffany Sides

Sign Tiffany Sides
(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
04/13/2022 03:41:06 PM
\$38.00 CHARITY
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Allen S. Bayl