

MORTGAGE FORECLOSURE DEED



20130312000102310 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
03/12/2013 11:27:19 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

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)

Cecilia P. Howle

Please note for indexing purposes that the GRANTOR is "Cecilia P. Howle, an unmarried woman" and the GRANTEE is "Federal Home Loan Mortgage Corporation, as assignee of highest and best bidder".

KNOW ALL MEN BY THESE PRESENTS: That Cecilia P. Howle, an unmarried woman did, on to-wit, the December 27, 2006, execute a mortgage to Homebanc Mortgage Corporation, which mortgage is recorded in Instrument# at 20061229000637360 on December 29, 2006, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Homeward Residential, Inc. as reflected by instrument recorded in Instrument#, 20100504000136040 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Homeward Residential, Inc. did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of February 13, 20 and 27, 2013; and

WHEREAS, on the March 12, 2013, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:19 o'clock a.m/p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Homeward Residential, Inc. did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Homeward Residential, Inc., in the amount of Two Hundred Twenty-Four Thousand Nine Hundred Sixty-Nine Dollars and Forty-Three Cents (\$224,969.43), which sum the said Homeward Residential, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Homeward Residential, Inc.

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased; and

WHEREAS, Homeward Residential, Inc. desires to and does hereby assign to Federal Home Loan Mortgage Corporation all right, title, and interest it is entitled to receive by virtue of the said foreclosure sale;

NOW, THEREFORE, in consideration of the premises and of Two Hundred Twenty-Four Thousand Nine Hundred Sixty-Nine Dollars and Forty-Three Cents (\$224,969.43), cash, the said Cecilia P. Howle, an unmarried woman, acting by and through the said Homeward Residential, Inc., by Jimmie Raye Newman, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Homeward Residential, Inc., by Jimmie Raye Newman, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Jimmie Raye Newman, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation, as assignee of highest and best bidder Homeward Residential, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Survey of Birch Creek, Phase 2, as recorded in Map Book 35, Page 88, in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD THE above described property, forever; 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, and any taxes which may be due.



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IN WITNESS WHEREOF, the said Homeward Residential, Inc., has caused this instrument to be executed by Jimmie Raye Newman, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Jimmie Raye Newman, has executed this instrument in his capacity as such auctioneer on this the March 12, 2013.

Cecilia P. Howle, an unmarried woman
Mortgagors

Homeward Residential, Inc.
Mortgagee or Transferee of Mortgagee

By Jimmie Raye Newman
Jimmie Raye Newman, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Jimmie Raye Newman, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this March 12, 2013.

Dorothy M. Veitch
NOTARY PUBLIC 6-28-14

MY COMMISSION EXPIRES:

Instrument prepared by:
JEFFREY A. BUNDA
SHAPIRO AND INGLE, L.L.C.
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
13-002750

GRANTEE'S ADDRESS
Homeward Residential, Inc.
4875 Belfort Rd.
Suite 130
Jacksonville, Florida 32256



Dorothy M. Veitch
Notary Public
State of Alabama
Alabama State at Large

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Real Estate Sales Validation Form

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

Grantor's Name Cecilia P. Howle, an unmarried woman

Mailing Address

Grantee's Name Federal Home Loan Mortgage Corporation

Mailing Address 4875 Belfort Rd.
Suite 130
Jacksonville, Florida 32256

Property Address 2020 River Birch Way
Birmingham, AL 35242

Date of Sale March 12, 2013

Total Purchase Price \$ 224,969.43

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 Notice of Sale |
| ☐ 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.

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 of 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 taxpayer will be penalized pursuant to Code of Alabama 1975 40-22-1 (h).


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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 3.12.13

Print Jimmie R. Neuman

Unattested

Sign Jimmie R. Neuman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1



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