

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

) Hilda R. Hunter, an unmarried woman  
)

**Please note for indexing purposes that the GRANTOR is "Hilda R. Hunter, 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 Hilda R. Hunter, an unmarried woman did, on to-wit, the June 4, 2010, execute a mortgage to Mortgage Electronic Registration Systems, Inc., solely as nominee for Regions Bank d/b/a Regions Mortgage, which mortgage is recorded in Instrument # at 20100625000203040 on June 25, 2010, and rerecorded in Instrument # 20110718000208880 in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Regions Bank as reflected by instrument recorded in Instrument # 20120723000262410 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Regions Bank 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 August 14, 21, and 28, 2013; and

WHEREAS, on the September 9, 2013, the day on which the foreclosure sale was due to be held under the terms of said notice, at 4:00 o'clock a.m./p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Regions Bank 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

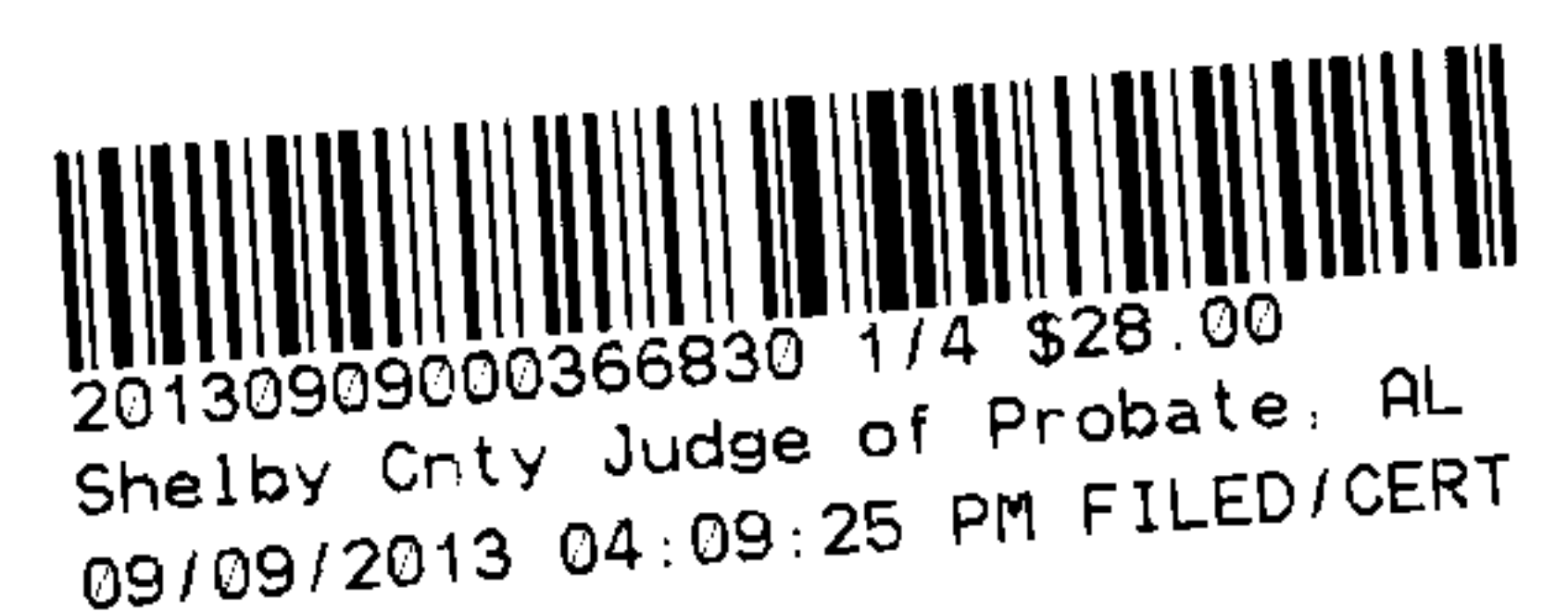
WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Regions Bank, in the amount of \$191,605.69, which sum the said Regions Bank offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Regions Bank.

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, Regions Bank 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 \$191,605.69, cash, the said Hilda R. Hunter, an unmarried woman, acting by and through the said Regions Bank, by Stacey R. Lovett, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Regions Bank, by Stacey R. Lovett, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Stacey R. Lovett, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warranty contemplated by § 35-4-271 of the Code of Alabama (1975) unto Federal Home Loan Mortgage Corporation, as assignee of highest and best bidder Regions Bank, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 57A, according to the Survey of Final Plat of Residential Subdivision of Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, Page 110 A & B, 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.

IN WITNESS WHEREOF, the said Regions Bank, has caused this instrument to be executed by Stacey R. Lovett, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Stacey R. Lovett, has executed this instrument in his capacity as such auctioneer on this the September 9, 2013.

Hilda R. Hunter, an unmarried woman  
Mortgagor

Regions Bank  
Mortgagee or Transferee of Mortgagee

By Stacey Lovett  
Stacey R. Lovett, 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 Stacey R. Lovett, 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 September 9, 2013.

[Signature]  
NOTARY PUBLIC

My Commission Expires  
August 5, 2015

MY COMMISSION EXPIRES:

Instrument prepared by:  
MATTHEW ZACHARY PHELAN  
SHAPIRO AND INGLE, L.L.C.  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
13-003033

GRANTEE'S ADDRESS  
Regions Mortgage  
7130 Goodlett Farms Parkway  
A4W  
Cordova, Tennessee 38016



20130909000366830 2/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
09/09/2013 04:09:25 PM FILED/CERT



## Real Estate Sales Validation Form

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

Grantor's Name Hilda R. Hunter, an unmarried woman

Grantee's Name Federal Home Loan Mortgage Corporation

Mailing Address

Mailing Address 7130 Goodlett Farms Parkway  
A4W  
Cordova, Tennessee 38016

Property Address 1154 Inverness Cove Way  
Hoover, AL 35242

Date of Sale September 9, 2013

Total Purchase Price \$ 191,605.69

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



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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).

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 9/9/13

Unattested

(verified by)

Print Stacey Lovett

Sign Stacey Lovett

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1

  
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