

Grantor's Name: United States of America

Grantees' Names: United States of America

Mailing Address: U.S. Department of Agriculture  
4300 Goodfellow Blvd.  
Building 105, FC-215  
St. Louis, MO 63120

Grantees'  
Mailing Address: U.S. Department of Agriculture  
4300 Goodfellow Blvd.  
Building 105, FC-215  
St. Louis, MO 63120

Property Address: 149 Farmingdale Dr  
Harpersville, AL 35078

### DEED OF FORECLOSURE


KNOW ALL MEN BY THESE PRESENTS that:

THIS INDENTURE, made and entered into this 11th day of August, 2011, by and between THE UNITED STATES OF AMERICA, United States Department of Agriculture, acting by and through the Farmers Home Administration, or its successor agency, hereinafter Grantor and Mortgagee, under the terms of the mortgage given by Starla Jones, an unmarried person, hereinafter Mortgagor, and United States of America, United States Department of Agriculture, Rural Development, hereinafter Grantee, is the maker of, or one for whose benefit the highest and best bid was made for at the foreclosure sale held under the terms of the mortgage,

WITNESSETH, that,

WHEREAS on April 15, 2009, Starla Jones, an unmarried person, as Mortgagor, executed and delivered to the United States of America acting through the Rural Housing Service, United States Department of Agriculture or its successor, as Mortgagee, a mortgage on certain real property recorded as Instrument Number 20090421000147030, in the Office of the Judge of Probate of Shelby County, Alabama to secure the payment of the indebtedness therein described to the mortgage; and

WHEREAS in said mortgage, should default be made in the payment of any installment due under any promissory note or any extension or renewal therefore of, or agreement supplementary thereto, secured by said mortgage, or should the Mortgagor fail to keep any covenant, condition or agreement contained in said mortgage, the Mortgagee was authorized and empowered to declare the entire indebtedness secured by the mortgage due and payable and to foreclose said mortgage; and

  
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Shelby Cnty Judge of Probate, AL  
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WHEREAS in said mortgage, the Mortgagee was authorized and empowered, in case of default, to sell the real property taken as security for said indebtedness, in compliance with the power of sale provision contained in said mortgage and the laws of the State of Alabama; and

WHEREAS the Mortgagor is in default according to the terms and provisions of the said mortgage and the Mortgagee has accelerated the payment of the said indebtedness declaring all of said indebtedness to be due and payable; and

WHEREAS the United States of America has caused a Notice of Foreclosure Sale to be published once a week for three successive weeks preceding the date of foreclosure sale in *The Shelby County Reporter*, a newspaper of general circulation published in Shelby County, Alabama, which notice stated the time, place and terms of sale; and

WHEREAS the United States of America has proceeded to sell real property described in said mortgage before the courthouse door in Shelby County, Alabama, during the legal hours of sale on the 11th, day of August, 2011, at public outcry at the hour of 11:00 AM to the highest bidder for cash; and

WHEREAS at said sale the last, best and highest bid for the described property in the aforementioned mortgage was the bid in the amount of One Hundred Thirty One Thousand Five Hundred Forty Dollars and Thirty Nine Cents (\$131,540.39) made by Grantee;


NOW, THEREFORE in consideration of the premises and the sum of \$131,540.39, the Grantor and Mortgagee under the power of the sale contained in said mortgage, does hereby grant, sell, bargain and convey unto the United States of America, United States Department of Agriculture acting by and through the Farmers Home Administrator or its successor and assigns, the following described property situated in Shelby County, Alabama, to-wit:

Lot 33, according to the Survey of Farmingdale Estates, Sector 2, as recorded in Map Book 35, Page 130, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all mineral rights, easements, covenants or other interest of record.

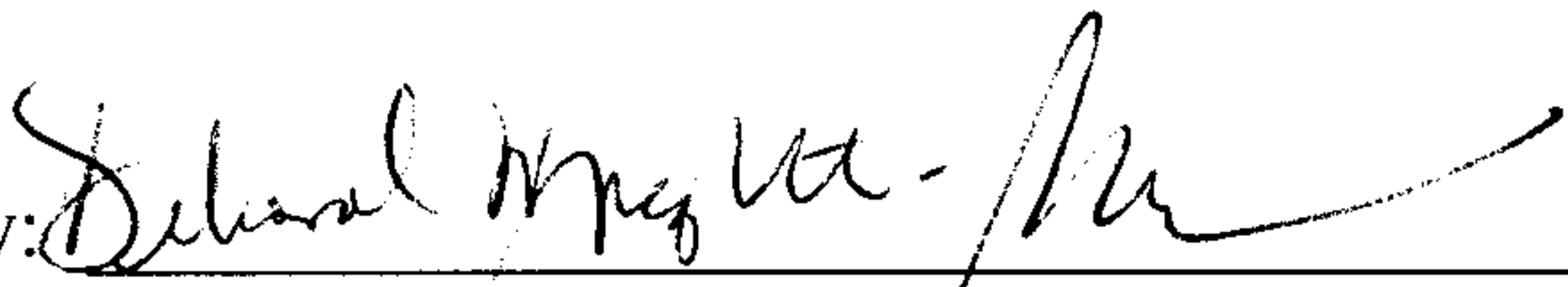
TO HAVE AND TO HOLD the above described property unto Grantee forever, subject to the statutory right of redemption as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the United States of America has caused this conveyance to be executed by its duly authorized representative, the Director, Rural Development, Centralized Servicing Center, Default Management Branch, the United States Department of Agriculture pursuant to the authority contained in Title VII, Code of Federal Regulations, Part 1800, et. seq., and Section 35-10-1 of Code of Alabama, 1975, et. seq., as amended.

  
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UNITED STATES OF AMERICA  
Grantor and Mortgagee

By: 

DEBORAH WRIGHT-MASON

Director


Rural Development

Centralized Servicing Center

Default Management Branch

Escrow and Front-End Management Branch

United States Department of Agriculture

  
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STATE OF MISSOURI )  
 )  
COUNTY OF ST. LOUIS )

ACKNOWLEDGMENT

I, Kari C Meyer, a Notary Public in and for said County in said State, hereby certify that Deborah Wright-Mason, whose name as the Director, Rural Development, Centralized Servicing Center, Default Management Branch, United States Department of Agriculture, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in her capacity as the Director, Rural Development, Centralized Servicing Center, Default Management Branch, United States Department of Agriculture, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26th day of June, 2014.

Kari C Meyer  
Notary Public

(NOTARIAL SEAL)

My commission expires:

2/24/2018



This instrument prepared by  
Centralized Servicing Center  
Default Management Branch  
Bankruptcy-Foreclosure-Section  
U.S. Department of Agriculture  
4300 Goodfellow Blvd/Bldg. 105  
FC-215  
Saint Louis MO 63120-1703

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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 United States of America  
Mailing Address US Department of Agriculture  
4300 Goodfellow Blvd  
Bldg 105, FC 215  
ST. Louis, MO 63120

Grantee's Name United States of America  
Mailing Address US Department of Agriculture  
4300 Goodfellow Blvd  
Building 105, FC 215

Property Address 149 Farmingdale DR  
Unicoi, TN 37628

Date of Sale 08/11/2011

Total Purchase Price \$ 123,320.55

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  
☐ Sales Contract  
☐ Closing Statement

☒ Appraisal  
☒ Other foreclosure sale

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 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 August 12, 2014

Unattested

(verified by)

Print Thomas B. Herron, Director  
Default Management Branch  
Sign

Grantor/Grantee/Owner/Agent) circle one

Form RT-1