

THIS INSTRUMENT WAS PREPARED BY:

Michael Lindsey, Esq.
244 Inverness Center Dr
Ste 200
Birmingham, AL 35242

SEND TAX NOTICES TO:

Freedom Mortgage Corporation
Attn: Vault Dept
5720 Premier Park Dr.
West Palm Beach, FL 33407

GRANTOR

Raymond Round
Willie M Round
2021 Highview Way
Calera, AL 35040

GRANTEE

Freedom Mortgage Corporation
Attn: Vault Dept
5720 Premier Park Dr.
West Palm Beach, FL 33407

Property Address: 2021 Highview Way, Calera, AL 35040

Purchase Price: \$121,621.50 ***Mortgagee credit***

Sale Date: October 1, 2015

20151015000361010

10/15/2015 10:59:05 AM

FCDEEDS 1/4

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on August 12, 2013, Raymond Round and Willie M Round, husband and wife, as joint tenants, with right of survivorship, executed a certain mortgage on the property hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERIGROUP MORTGAGE CORPORATION A DIVISION OF MORTGAGE INVESTORS CORPORATION., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No. 20130821000341630; and subsequently transferred and assigned to Mortgage Investors Corporation, and said assignment being recorded in Instrument No. 20140515000146950; and subsequently transferred and assigned to Freedom Mortgage Corporation, and said assignment being recorded in Instrument No. 20150309000072100; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash to the highest bidder,

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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 title 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 Freedom Mortgage Corporation ("Transferee") 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 by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of April 08, 2015, April 15, 2015, April 22, 2015, June 03, 2015, July 08, 2015, August 12, 2015, September 30, 2015; and

WHEREAS, on October 1, 2015, 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 and properly conducted, and Freedom Mortgage Corporation did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Erin Veitch was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Freedom Mortgage Corporation; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Freedom Mortgage Corporation, in the amount of \$121,621.50, which sum of money Freedom Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and the said Freedom Mortgage Corporation, by and through Michael Lindsey, as attorney for said Freedom Mortgage Corporation, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Freedom Mortgage Corporation, the following described property situated in Shelby County, Alabama, to-wit:

LOT 962, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS-SECTOR 4, PHASE 2, AS RECORDED IN MAP BOOK 36, PAGE 15A AND 15B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 227352011004.000

TO HAVE AND TO HOLD the above described property to Freedom Mortgage Corporation and

Real Estate Sales Validation Form

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

Grantor's Name Raymond and Willie Round
Mailing Address _____

Grantee's Name Ocwen Loan Servicing, LLC
Mailing Address 5720 Perimeter Park Dr.

West Palm Beach, FL 33407

Property Address 2021 Highview Highway
Calera, AL 35040

Date of Sale 10/1/15
Total Purchase Price \$ _____
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 Sale price on FC Deed = 121,621.50
☐ 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 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 10/14/15

Print Peyton Kirk

Unattested



(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/15/2015 10:59:05 AM
\$25.00 CHERRY
20151015000361010



Form RT-1