

SEND TAX NOTICE TO:  
Federal Home Loan Mortgage Corporation  
c/o Ocwen Loan Servicing, LLC  
1661 Worthington Road, Suite 100  
West Palm Beach, FL 33409



20160113000012920 1/5 \$31.00  
Shelby Cnty Judge of Probate, AL  
01/13/2016 12:42:57 PM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 1st day of November, 2012, Kevin Thornthwaite and Daphne D. Thornthwaite, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Ally Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20121121000447280, said mortgage having subsequently been transferred and assigned to Ocwen Loan Servicing, LLC, by instrument recorded in Instrument No. 20150723000249630, in the aforesaid Probate Office ("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 Ocwen Loan Servicing, LLC did declare all of the indebtedness secured by said mortgage,



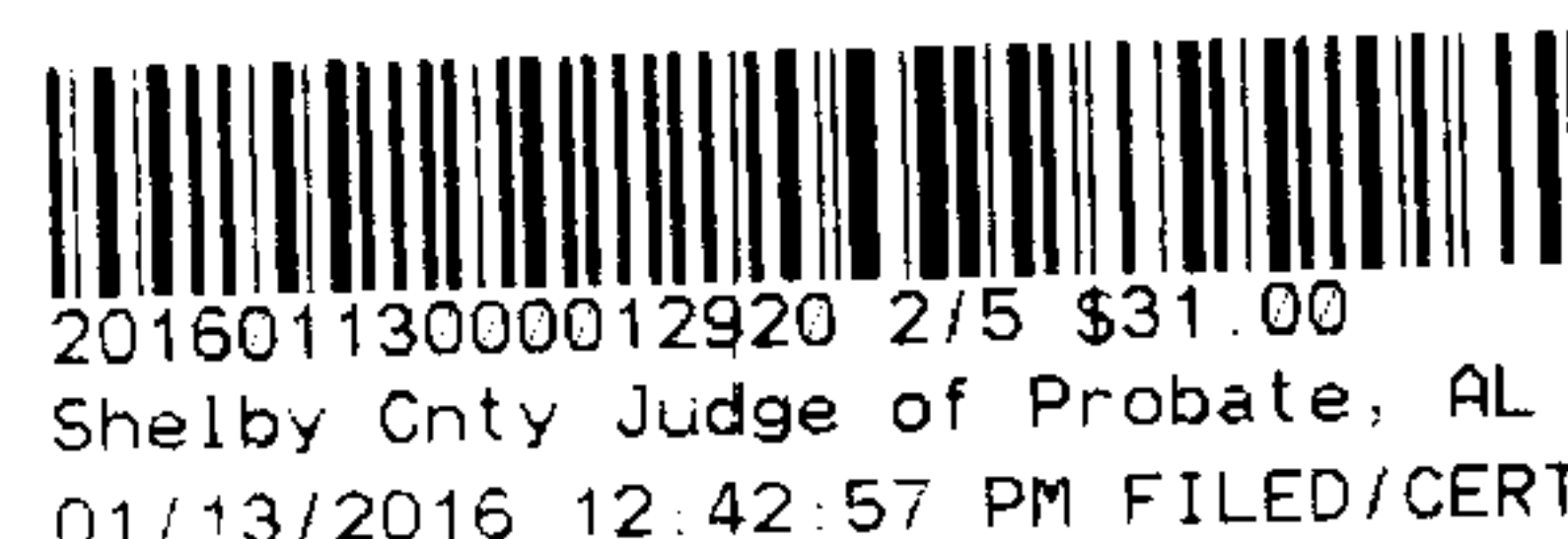
subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 9, 2015, December 16, 2015, and December 23, 2015; and

WHEREAS, on January 6, 2016, 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 Ocwen Loan Servicing, LLC 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, Red Mountain Title, LLC was the auctioneer which conducted said foreclosure sale and was the entity conducting the sale for the said Ocwen Loan Servicing, LLC; and

WHEREAS, Federal Home Loan Mortgage Corporation was the highest bidder and best bidder in the amount of One Hundred Twenty-Six Thousand Sixty And 95/100 Dollars (\$126,060.95) on the indebtedness secured by said mortgage, the said Ocwen Loan Servicing, LLC, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of Section 16, Township 22 South, Range 3 West, and run thence Westerly along the south boundary of said section 16, a distance of 2080.49 feet; thence at an angle of 88 degrees 58 minutes to the right run a distance of 124.84 feet; thence at an angle of 48 degrees 20 minutes to the right a distance of 105.0 feet to the SE corner of Horn lot; thence at an angle of 48 degrees 20 minutes, to the left run a distance of 380.0 feet to a point on the SE boundary of Highway 119; thence at an angle of 48 degrees 20 minutes to the right and along the southeast boundary of said highway a distance of 248.0 feet to a concrete marker on the boundary of said highway at the beginning of a deflection of 2 degrees 00 minutes to the left in the boundary of said highway; being the point of beginning of the property herein described; thence at an angle of 88 degrees to the right from previous course a distance of 200.00 feet; thence at an angle of 90 degrees to the left a distance of 330.0 feet; thence at an angle of 90 degrees to the left a distance of 200.0 feet to the southeast boundary of said highway 119; thence run southwesterly along the southeast boundary of said highway to the point of beginning. Said land being situated in the S 1/2 of SE 1/4 of Section 16, Township 22 south, Range 3 West, Shelby County, Alabama.





Part of the South 1/2 of the SE 1/4 of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the most northerly corner of Lot 16, First Addition to Indian Highlands, a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 5, page 6, run in a northeasterly direction along a straight line extension of the northwest line of said Lot 16 for a distance of 53.72 feet to the point of beginning; thence continue in a northeasterly direction along last mentioned course for a distance of 136.28 feet; thence turn an angle to the left of 90 degrees and run in a northwesterly direction for a distance of 200.00 feet; thence turn an angle to the right of 89 degrees 05 minutes and run in a northeasterly direction for a distance of 75.01 feet; thence turn an angle to the right of 90 degrees 55 minutes and run in a southeasterly direction for a distance of 201.2 feet; thence turn an angle to the right of 15 degrees 38 minutes 50 seconds and run in a southeasterly direction for a distance of 169.47 feet; thence turn an angle to the right of 75 degrees 25 minutes 17 seconds and run in a southwesterly direction for a distance of 232.35 feet; thence turn an angle to the right of 120 degrees 30 minutes 53 seconds and run in a northerly direction for a distance of 59.82 feet; thence turn an angle to the right of 14 degrees 30 minutes and run in a northerly direction for a distance of 44.81 feet; thence turn an angle to the left of 43 degrees 45 minutes, and run in a northwesterly direction a distance of 76.88 feet, more or less, to the point of beginning.

A parcel of land situated in the SW 1/4 of the SE 1/4 of Section 16, Township 22 South, Range 3 West, described as follows: Begin at a point where the South boundary of Highway 119 intersects the North boundary of Cherokee Street and go Northeasterly 154.00 feet along the south boundary of Highway 119; thence at an angle of 90 degrees 00 minutes to the right go 200.00 feet; thence at an angle of 90 degrees 00 minutes to the right go 154.00 feet to the north boundary of Cherokee Street; thence along this boundary 200.00 feet to the point of beginning; situated in Montevallo, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Federal Home Loan Mortgage Corporation its successors/heirs and assigns, 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.



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IN WITNESS WHEREOF, Ocwen Loan Servicing, LLC, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 8 day of January, 2016.

Ocwen Loan Servicing, LLC

By: Red Mountain Title, LLC  
Its: Auctioneer

By: Stanley Fowler  
Stanley Fowler, Auctioneer

STATE OF ALABAMA )

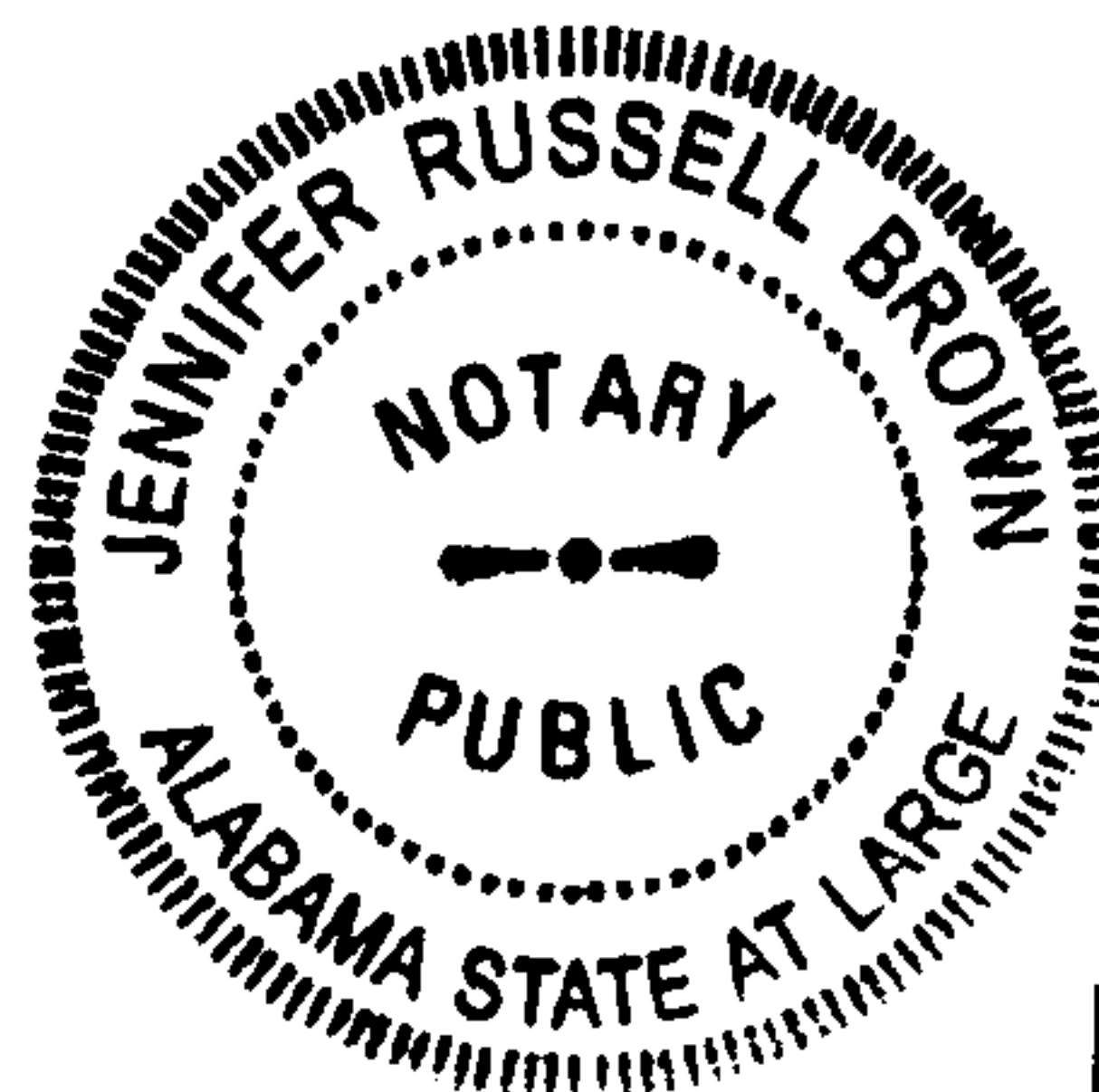
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stanley Fowler, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Ocwen Loan Servicing, LLC, 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 the conveyance, he, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

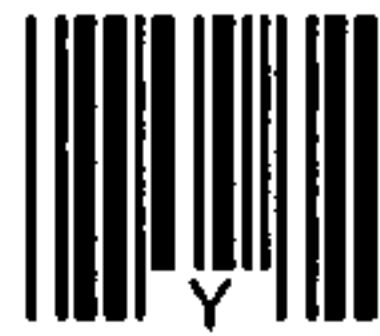
Given under my hand and official seal on this 8 day of January, 2016.

Jennifer Russell Brown  
Notary Public  
My Commission Expires NOVEMBER 6, 2019

This instrument prepared by:  
Andy Saag  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727



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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 Ocwen Loan Servicing, LLC  
c/o Ocwen Loan Servicing,  
LLC  
Mailing Address 1661 Worthington Road, Suite  
100  
West Palm Beach, FL 33409

Grantee's Name Federal Home Loan Mortgage  
Corporation  
Mailing Address 5000 Plano Parkway  
Carrollton, TX 75010

Property Address 115 Cherokee Street  
Montevallo, AL 35115

Date of Sale 01/06/2016

Total Purchase Price \$126,060.95  
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 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 01/06/2016

Print Corey Johnson, Foreclosure Specialist

☐ Unattested \_\_\_\_\_  
(verified by)

Sign   
(Grantor/Grantee/Owner/Agent) circle one



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