

THIS INSTRUMENT WAS PREPARED BY:

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

SEND TAX NOTICES TO:

Freedom Mortgage Corporation
 1661 Worthington Rd.
 Suite 100
 West Palm Beach, FL 33409

GRANTOR

Estate of William C Ginas
 Hillary J Ginas
 106 Cahaba Club Dr
 Helena, AL 35080

GRANTEE

Freedom Mortgage Corporation
 1661 Worthington Rd.
 Suite 100
 West Palm Beach, FL 33409

Property Address: 106 Cahaba Club Dr, Helena, AL 35080

Purchase Price: \$153,940.50 ***Mortgagee credit***

Sale Date: January 7, 2016

20160119000019560

01/19/2016 03:46:50 PM

FCDEEDS 1/3

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on June 15, 2012, William C Ginas and Hillary J Ginas, husband and wife as joint tenants with rights 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, 20120622000221420; and subsequently transferred and assigned to Freedom Mortgage Corporation, and said assignment being recorded in Instrument Number, 20150702000223200; 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, 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 December 9, 2015, December 16, 2015, December 23, 2015; and

WHEREAS, on January 7, 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 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, Jimmie Raye Newman 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 \$153,940.50, 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 916, ACCORDING TO THE SURVEY OLD CAHABA, SECTOR 9, AS RECORDED IN MAP BOOK 26, PAGE 149, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

TO HAVE AND TO HOLD the above described property to Freedom Mortgage Corporation and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Freedom Mortgage Corporation has caused this instrument to be executed by and through Michael Lindsey, as attorney for said Transferee, and said Michael Lindsey, as attorney for said Transferee, has hereto set his hand and seal on this the 16th day of JANUARY, 2016.

Freedom Mortgage Corporation

By: [Signature]
Michael Lindsey, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Michael Lindsey, whose name as Attorney for Freedom Mortgage Corporation, 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 said conveyance, he, as such attorney for Freedom Mortgage Corporation and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 16th day of JANUARY, 2016.

[Signature: Stephen Dedmon]
Notary Public
My Commission Expires: 5/11/19



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/19/2016 03:46:50 PM
\$22.00 CHERRY
20160119000019560

[Signature]

