

SEND TAX NOTICE TO:
Federal National Mortgage Association
13455 Noel Road, Suite 660
Dallas, TX 75240

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 13th day of July, 2007, Sharon E. Goodson, executed that certain mortgage on real property hereinafter described to Financial Freedom Senior Funding Corporation, a Subsidiary of Indymac Bank, F.S.B., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070724000344840, said mortgage having subsequently been transferred and assigned to OneWest Bank N.A., by instrument recorded in Instrument Number 20140519000150340, 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 CIT Bank, N.A. formerly known as OneWest Bank N.A. 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



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circulation published in Shelby County, Alabama, in its issues of January 27, 2016, February 3, 2016, and February 10, 2016; and

WHEREAS, on March 2, 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 CIT Bank, N.A. formerly known as OneWest Bank N.A. 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 CIT Bank, N.A. formerly known as OneWest Bank N.A.; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of One Hundred Twenty-Seven Thousand And 00/100 Dollars (\$127,000.00) on the indebtedness secured by said mortgage, the said CIT Bank, N.A. formerly known as OneWest Bank N.A., by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SE 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows; to wit:

Commence at the SE corner of SE 1/4 of the SE 1/4 of said Section 34, being monumented via a 2 inch iron pipe; thence run in a Westerly direction along the South line of said 1/4-1/4 Section an Azimuth of 89 degrees 18 minutes 18 seconds (assumed Azimuth) for a distance of 1209.88 feet to the point of beginning, said point monumented via a 1/2 inch capped iron rebar: M.L. Welch, RLS No.15480; thence 233 degrees 23 minutes 21 seconds for a distance of 404.85 feet to a 1/2 inch capped iron rebar: M.L. Welch, RLS No.15460; thence 67 degrees 03 minutes 00 seconds for a distance of 126.45 feet a 1/2 inch capped iron rebar; M.L. Welch, RLS No.15460; thence 52 degrees 29 minutes 28 seconds for a distance of 63.53 feet a 1/2 inch capped iron rebar: M.L. Welch, RLS No.15460; thence 52 degrees 14 minutes 35 seconds for a distance of 176.42 feet a 1/2 inch capped iron rebar: M.L. Welch, RLS No.15460; thence 40 degrees 38 minutes 05 seconds for a distance of 141.34 feet to a capped iron rebar: Steven H. Gay, RLS No.17522, said point being the southernmost corner of Lot 30, Brook Chase Estates, Phase 2 (Plat Book



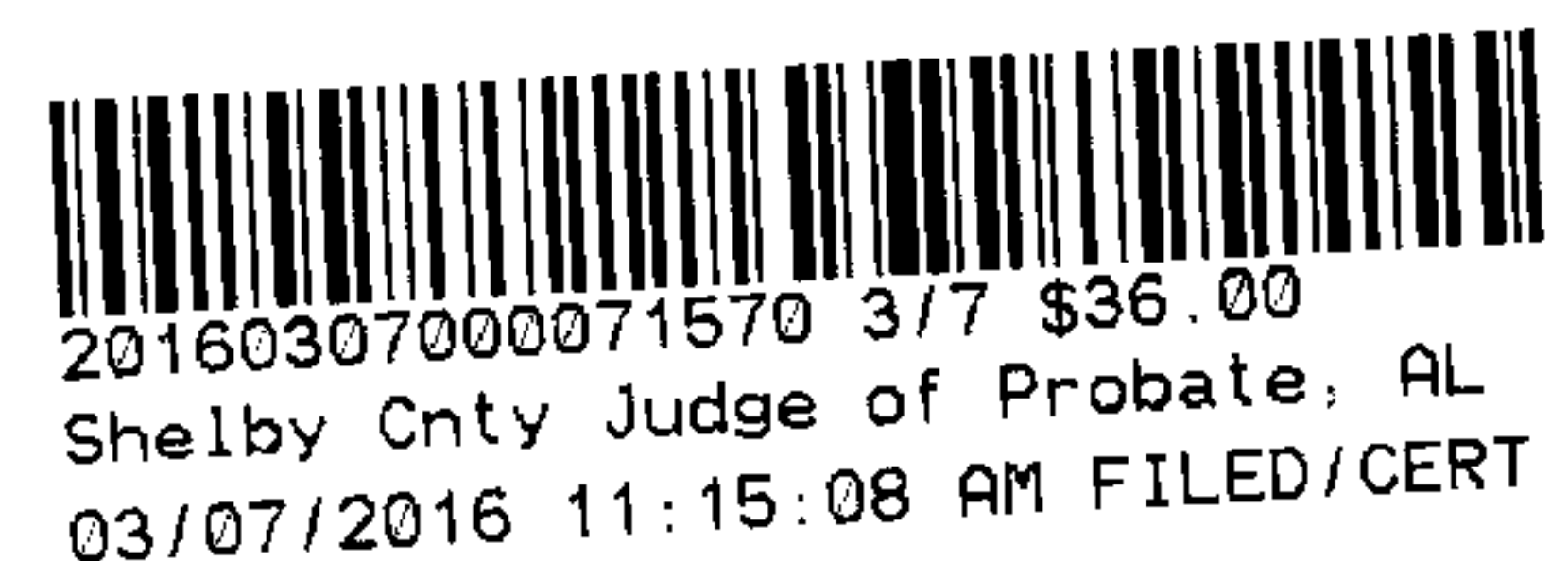
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22, Page 47, Judge of Probate, Shelby County, Alabama); thence 288 degrees 41 minutes 30 seconds along the Southwesterly line of Lot 30 and part of Lot 31 of said Brook Chase Estates, Phase 2 for a distance of 115.65 feet to a capped iron rebar Steven H. Gay, RLS No.17522, said point being on the Southwesterly line of said Lot 31; thence 284 degrees 07 minutes 45 seconds along the Southwesterly line of part of Lot 31 and Lot 35 for a distance of 136.97 feet to a capped iron rebar: Steven H. Gay, RLS No.17522 said point being the Southwest corner of Lot 35 and the SE corner of Lot 37 of said Brook Chase Estates, Phase 2; thence 253 degrees 36 minutes 26 seconds along the Southerly line of Lots 37, 38, 39 and 40 for a distance of 557.56 feet to a capped iron rebar: Steven H. Gay, RLS No.17522, said point monumenting the Southwest corner of Lot 40; thence 159 degrees 50 minutes 02 seconds along the Northeasterly line of Lot 41 of said Brook Chase Estates, Phase 2 and Lots 58 and 59, Brook Chase Estates, Phase 1, (Plat Record 21, Page 49, Judge of Probate Shelby County, Alabama) for a instance of 641.41 feet to a capped iron rebar: Steven H. Gay, RLS No.17522, monumenting the easternmost corner of aforesaid Lot 59, said point being on the South line of the SW 1/4 of the SE 1/4 of said Section 34; thence 89 degrees 18 minutes 18 seconds along said South line for a distance of 32.33 feet to the SW corner of Davis Subdivision (Map Book 23, Page 119, Judge of Probate, Shelby County, Alabama); thence 359 degrees 17 minutes 50 seconds for a distance of 208.71 feet to the NW corner of said subdivision; thence 89 degrees 17 minutes 50 seconds for a distance of 208.71 feet to the NE corner of said subdivision; thence 179 degrees 17 minutes 50 seconds for a distance of 208.71 feet to the SE corner of said subdivision, said point being on the South line of the SE 1/4 of the SE 1/4 of said Section 34; thence 89 degrees 18 minutes 18 seconds for a distance of 108.44 feet to the point of beginning. Said parcel subject to all easements, restrictions and rights of way attached thereto.

30 feet easement for ingress and ingress

An easement lying in the SE 1/4 of SE 1/4 and the SW 1/4 of the SE 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama. Being more particularly described as follows, to wit:

Commence at the SE corner of the SE 1/4 of the SE 1/4 of said Section 34; thence 00 degrees 02 minutes 24 seconds (assumed Azimuth) along the East line of said 1/4-1/4 section for a distance of 74.11 feet; thence 307 degrees 13 minutes 18 seconds for a distance of 766.45 feet; thence 39 degrees 27 minutes 28 seconds for a distance of 245.32 feet; thence 39 degrees 02 minutes 40 seconds for a distance of 378.46 feet to a point on the Westerly right of way of Shelby County Highway #47; thence 331 degrees 42 minutes 33 seconds along said Westerly right of way for a distance of 240.63 feet to the point of beginning of the centerline of a 30 foot easement for ingress and egress, lying 15 feet on each side of the following described centerline; thence run in a Southwesterly direction



15 feet South of and parallel to the Southerly boundary of Lots 25, 26, 27, 29 and the Southeasterly boundary of Lot 30 to the southernmost corner of said Lot 30, Brook Chase Estates Phase 2, as recorded in Plat Book 22, Page 47, in the Office of the Judge of Probate, Shelby County, Alabama; thence 220 degrees 38 minutes 05 seconds for a distance of 139.69 feet; thence 232 degrees 14 minutes 35 seconds for a distance of 177.98 feet; thence 232 degrees 29 minutes 28 seconds for a distance of 64.16 feet; thence 237 degrees 03 minutes 00 seconds for a distance of 212.53 feet; thence 172 degrees 13 minutes 22 seconds for a distance of 98.06 feet. The sidelines of said easement being prolonged or shortened to conform with the property lines of the grantor of said easement.

The above-described property is better described as follows:

A parcel of land situated in the SE 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows; to wit:

Commence at the SE corner of SE 1/4 of the SE 1/4 of said Section 34, being monumented via a 2 inch iron pipe; run north 89 degrees 18 minutes 18 seconds west for a distance of 1209.88 feet to the point of beginning, said point monumented via a 1/2 inch capped iron rebar: M.L. Welch, RLS No.15480; thence 332 degrees 23 minutes 21 seconds for a distance of 404.85 feet to a 1/2 inch capped iron rebar: M.L. Welch, RLS No.15460; thence 67 degrees 03 minutes 00 seconds for a distance of 126.45 feet a 1/2 inch capped iron rebar; M.L. Welch, RLS No.15460; thence 52 degrees 29 minutes 28 seconds for a distance of 63.53 feet a 1/2 inch capped iron rebar: M.L. Welch, RLS No.15460; thence 52 degrees 14 minutes 35 seconds for a distance of 176.42 feet a 1/2 inch capped iron rebar: M.L. Welch, RLS No.15460; thence 40 degrees 38 minutes 05 seconds for a distance of 141.34 feet to a capped iron rebar: Steven H. Gay, RLS No.17522, said point being the southernmost corner of Lot 30, Brook Chase Estates, Phase 2 (Plat Book 22, Page 47, Judge of Probate, Shelby County, Alabama); thence 288 degrees 41 minutes 30 seconds along the Southwesterly line of Lot 30 and part of Lot 31 of said Brook Chase Estates, Phase 2 for a distance of 115.65 feet to a capped iron rebar Steven H. Gay, RLS No.17522, said point being on the Southwesterly line of said Lot 31; thence 284 degrees 07 minutes 45 seconds along the Southwesterly line of part of Lot 31 and Lot 35 for a distance of 136.97 feet to a capped iron rebar: Steven H. Gay, RLS No.17522 said point being the Southwest corner of Lot 35 and the SE corner of Lot 37 of said Brook Chase Estates, Phase 2; thence 253 degrees 36 minutes 26 seconds along the Southerly line of Lots 37, 38, 39 and 40 for a distance of 557.56 feet to a capped iron rebar: Steven H. Gay, RLS No.17522, said point monumenting the Southwest corner of Lot 40; thence 159 degrees 50 minutes 02 seconds along the



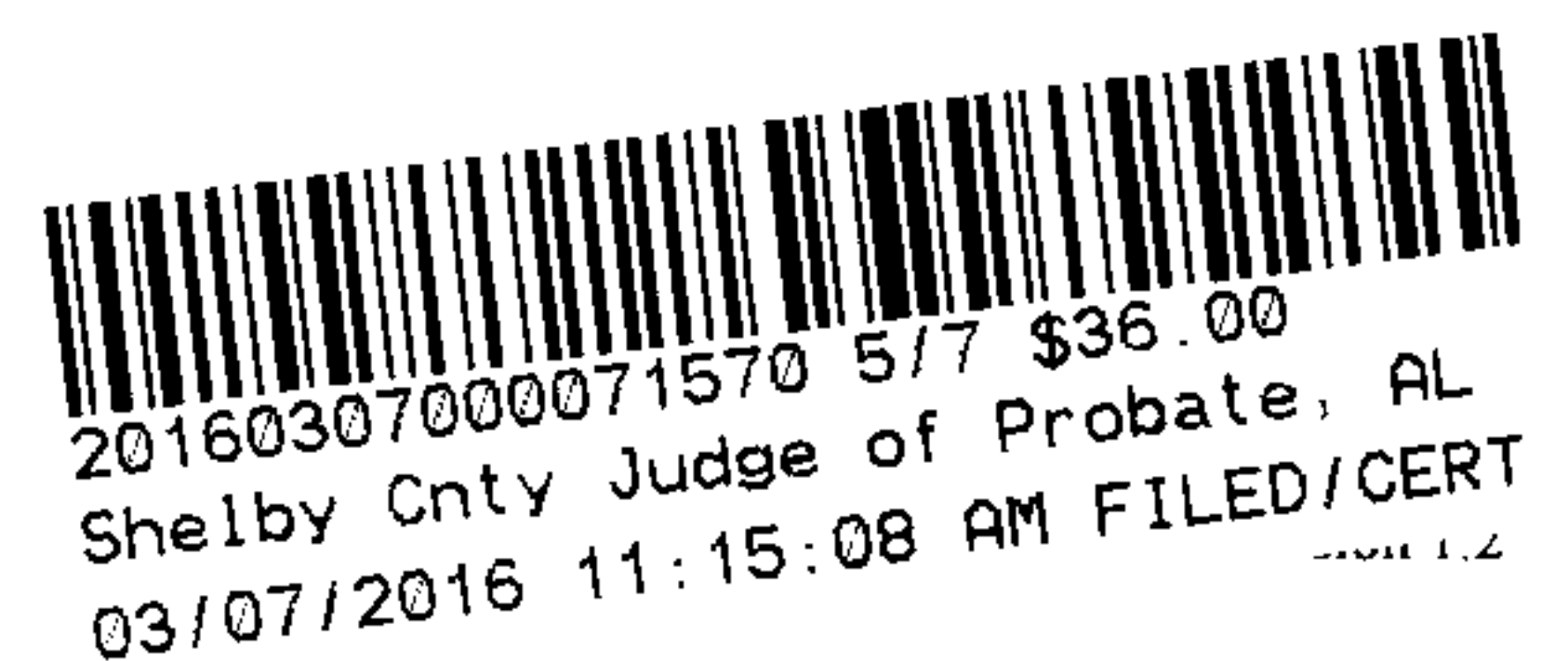
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Northeasterly line of Lot 41 of said Brook Chase Estates, Phase 2 and Lots 58 and 59, Brook Chase Estates, Phase 1, (Plat Record 21, Page 49, Judge of Probate Shelby County, Alabama) for a distance of 641.41 feet to a capped iron rebar: Steven H. Gay, RLS No.17522, monumenting the easternmost corner of aforesaid Lot 59, said point being on the South line of the SW 1/4 of the SE 1/4 of said Section 34; thence 89 degrees 18 minutes 18 seconds along said South line for a distance of 32.33 feet to the SW corner of Davis Subdivision (Map Book 23, Page 119, Judge of Probate, Shelby County, Alabama); thence 359 degrees 17 minutes 50 seconds for a distance of 208.71 feet to the NW corner of said subdivision; thence 89 degrees 17 minutes 50 seconds for a distance of 208.71 feet to the NE corner of said subdivision; thence 179 degrees 17 minutes 50 seconds for a distance of 208.71 feet to the SE corner of said subdivision, said point being on the South line of the SE 1/4 of the SE 1/4 of said Section 34; thence 89 degrees 18 minutes 18 seconds for a distance of 108.44 feet to the point of beginning. Said parcel subject to all easements, restrictions and rights of way attached thereto.

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TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association 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.

IN WITNESS WHEREOF, CIT Bank, N.A. formerly known as OneWest Bank N.A., 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 3 day of March, 2016.

CIT Bank, N.A. formerly known as OneWest Bank N.A.

By: Red Mountain Title, LLC
Its: Auctioneer

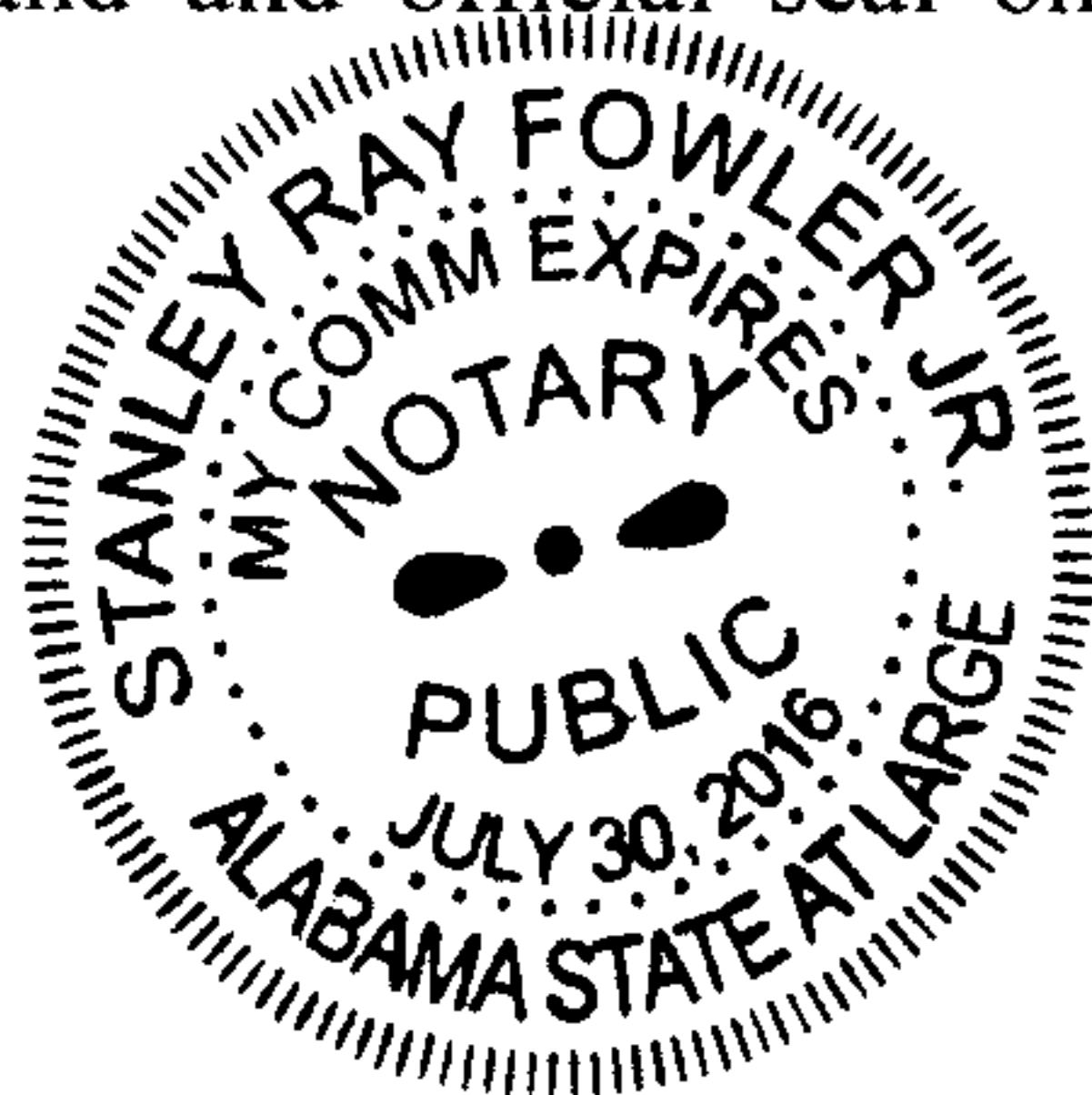
By: [Signature]
Lee Nash, Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee Nash, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for CIT Bank, N.A. formerly known as OneWest Bank N.A., 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 3 day of March, 2016.



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

[Signature]
Notary Public
My Commission Expires: [Signature]



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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 CIT Bank, N.A. formerly known as OneWest Bank N.A.

Grantee's Name CIT Bank, N.A. formerly known as OneWest Bank N.A.

Mailing Address c/o OneWest Bank, FSB d/b/a Financial Freedom
2900 Esperanza Crossings
Austin, TX 78758

Mailing Address c/o OneWest Bank, FSB d/b/a Financial Freedom
2900 Esperanza Crossings
Austin, TX 78758

Property Address 250 Pink Dogwood Lane
Chelsea, AL 35043

Date of Sale 03/02/2016

Total Purchase Price \$127,000.00

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 03/02/2016

Print Corey Johnson, Foreclosure Specialist

☐ Unattested

(verified by)

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


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