

THIS INSTRUMENT WAS PREPARED BY:
Michael Lindsey, Esq.
244 Inverness Center Dr
Ste 200
(205) 970-2233

SEND TAX NOTICES TO:
Secretary of Housing and Urban
Development
c/o Deval
1255 Corporate Drive, Suite 300
Irving, TX 75038

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

20160928000355140
09/28/2016 10:54:56 AM
FCDEEDS 1/3

This deed made this 22nd day of September, 2016, by and between **Jauregui and Lindsey, LLC**, Foreclosure Commissioner ("Grantor"), and the **Secretary of Housing and Urban Development** ("Grantee").

WHEREAS, on January 25, 2008, a certain Mortgage was executed by **Robert Walker** ("Mortgagor") in favor of **EVERBANK REVERSE MORTGAGE LLC** ("Mortgagee"), which said Mortgage was recorded on February 5, 2008, in Instrument Number 20080205000046870, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, on November 15, 2010, the Mortgage was assigned to Goldman Sachs Mortgage Company by instrument recorded in Instrument Number 20110119000018510 aforesaid records; and

WHEREAS, on December 15, 2010, the Mortgage was assigned to World Alliance Financial Corp. by instrument recorded in Instrument Number 20110119000018520, aforesaid records; and

WHEREAS, on December 22, 2010, the Mortgage was assigned to Mortgage Electronic Registration Systems, Inc. as nominee for **BANK OF AMERICA, NATIONAL ASSOCIATION** by instrument recorded in Instrument Number 20110119000018530, aforesaid records; and

WHEREAS, on July 28, 2011, the Mortgage was assigned to **U.S. Department of Housing and Urban Development** by instrument recorded in Instrument Number 20110808000231290, aforesaid records; and

WHEREAS, by virtue of a default in the covenants and conditions of the Mortgage, the Secretary designated the undersigned as Foreclosure Commissioner to conduct a nonjudicial foreclosure of the Mortgage under the provisions of the Single Family Mortgage Foreclosure Act of 1994 ("Act"), 12 U.S.C. 3751 et seq., with the designation being recorded on November 12, 2013, in Instrument Number 20131112000445310, aforesaid records; and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested, to Mortgagor, shown by the public records to be the fee owner of the subject property secured by the Mortgage and the party shown to be liable for part or all of the mortgage debt, and to all parties who have caused to be filed subordinate liens against the property secured by the Mortgage; and

WHEREAS, an original copy of the Notice of Default and Foreclosure Sale was published in Shelby County Reporter on August 31, 2016, September 7, 2016 and September 14, 2016; and

WHEREAS, an original copy of the Notice of Default and Foreclosure Sale was filed for record on August 19, 2016, in Instrument Number 20160819000297640, aforesaid records; and

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was set for and was held on September 22, 2016 at the Shelby County courthouse, at which the Secretary submitted the highest bid in the amount of \$229,099.89; and

WHEREAS, the Mortgagor is not entitled to benefits of the Soldiers' and Sailors' Civil Relief Act of 1940; and

WHEREAS, there is no right of redemption, or right of possession based upon a right of redemption, in the Mortgagor or others subsequent to a foreclosure completed pursuant to the Act.

NOW THEREFORE, for \$229,099.89 and other good and valuable consideration, the undersigned hereby grants, bargains, sells, and conveys to the Secretary of Housing and Urban Development, the following described property located in Shelby County, Alabama, to wit:

LOT 99 ACCORDING TO THE SURVEY OF GREENFIELD SECTOR FIVE AS RECORDED IN MAP BOOK 17, PAGE 20, SHELBY COUNTY, ALABAMA RECORDS.

Commonly known as: 104 Greenfield Circle, Alabaster, AL 35007

The Grantor hereby conveys to the Grantee all right, title and interest in the above property held by the Grantor herein, the Secretary, or any other party claiming by, through, or under them on the date the Mortgage referred to above was recorded and any interest acquired by any of them until the date of the foreclosure sale. This deed is given without warranty or covenants to the Grantee.

Date: September 27, 2016



Jauregui & Lindsey, LLC
Foreclosure Commissioner
By: Michael Lindsey
244 Inverness Center Drive
Suite 200
Birmingham, AL 35242

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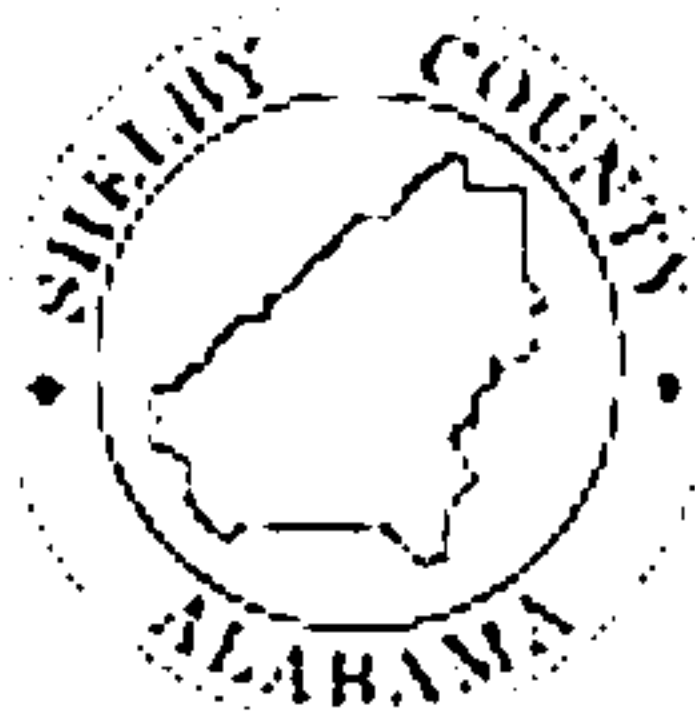
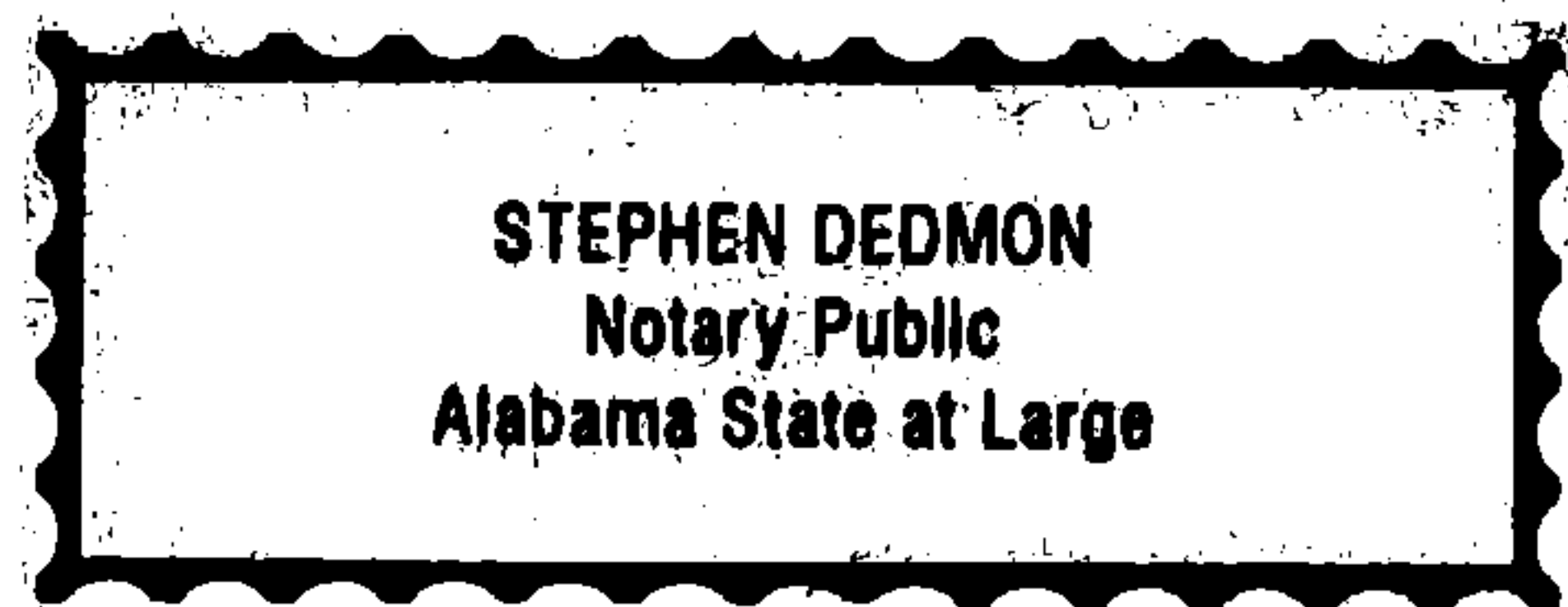
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Michael Lindsey, member of Jauregui and Lindsey, LLC, Foreclosure Commissioner for the Secretary of Housing and Urban Development, whose name 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, in his capacity as such attorney-in-fact and Foreclosure Commissioner, and as such auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, this the 27th day of September, 2016

Stephen Dedmon

Notary Public in and for the State of Alabama, at Large
My Commission Expires: 5/11/19



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/28/2016 10:54:56 AM
\$26.00 CHERRY
20160928000355140

James W. Fuhrmeister