

**THIS INSTRUMENT PREPARED BY :**

Keith Eady  
RCO Legal, P.C.  
2970 Clairmont Road NE  
Suite 780  
Atlanta, GA 30329

**RETURN TO:**

RCO Legal, P.C.  
2970 Clairmont Road NE  
Suite 780  
Atlanta, GA 30329

**20161104000409230**

**11/04/2016 03:21:19 PM**

**FCDEEDS 1/3**

State of ALABAMA  
County of Shelby

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on 12/15/14, **David Payne, a married man joined by his wife Wendy Nelson, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc. as nominee for Freedom Mortgage Corporation, its successors and assigns, party of the second part** which said mortgage is recorded in Instrument 20150102000000360, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to Freedom Mortgage Corporation, in Instrument 20150603000183840; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Freedom Mortgage Corporation did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of 09/28/16, 10/05/16, 10/12/16; and

WHEREAS, on October 20, 2016, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in before the courthouse door of Shelby County, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Freedom Mortgage Corporation in the amount of **\$231,138.00**; and said property was thereupon sold to Freedom Mortgage Corporation; and

WHEREAS, Aaron Warner, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and \$231,138.00, on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto Freedom Mortgage Corporation, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 13, 14 & 15, ACCORDING TO THE MAP AND SURVEY OF YELLOW LEAF RIDGE ESTATES,  
AS RECORDED IN MAP BOOK 18, PAGE 127, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.

TO HAVE AND TO HOLD the above described property unto Freedom Mortgage Corporation, 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; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of  
record.

IN WITNESS WHEREOF, David Payne, a married man joined by his wife Wendy Nelson, and Freedom  
Mortgage Corporation have set their hands and seals by their said attorney-in-fact and auctioneer at said sale; this sale  
was duly and properly conducted on October 20, 2016.

BY: 

Aaron Warner

AS: Auctioneer and Attorney-in-fact

THE STATE OF ALABAMA

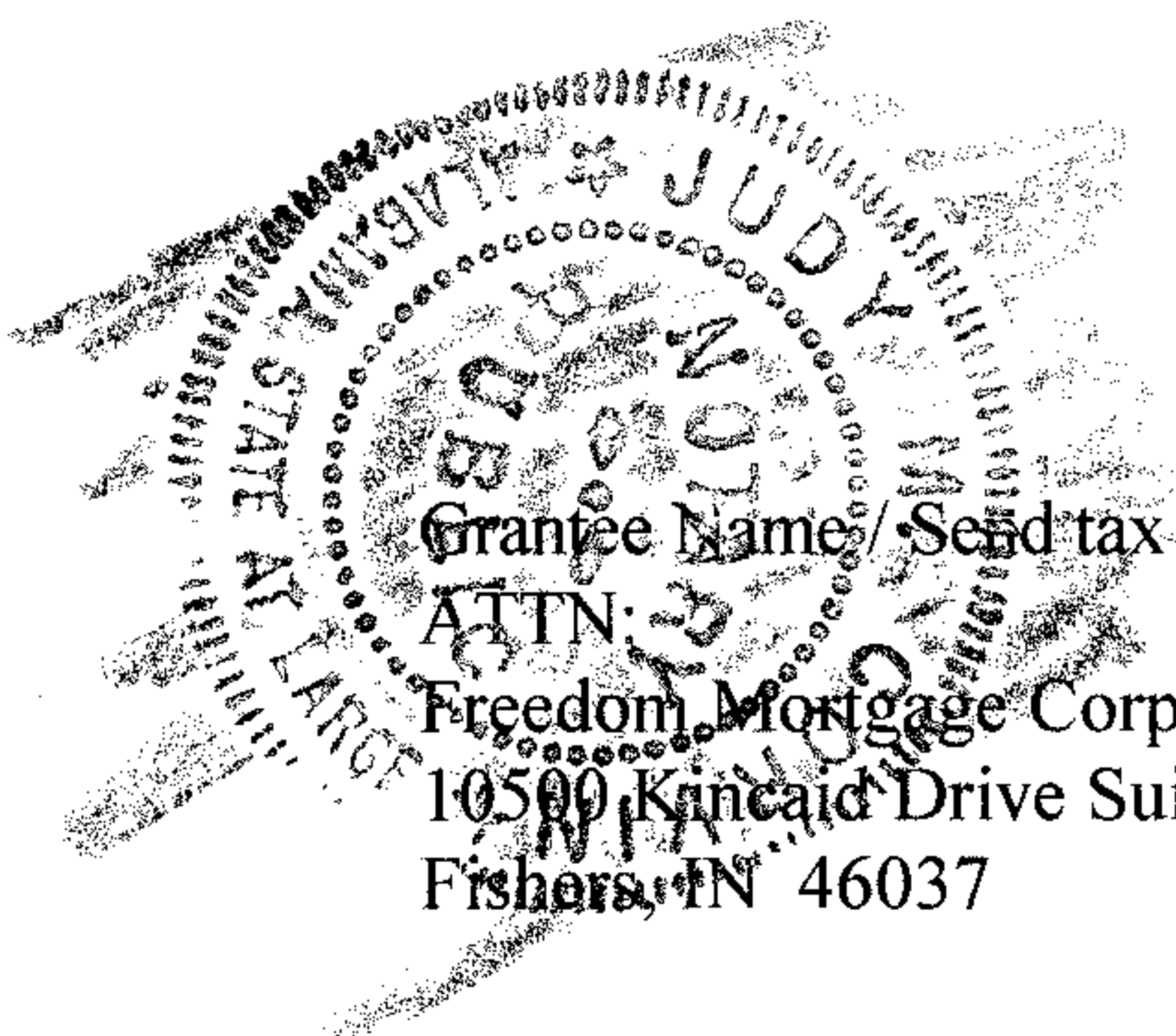
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that  
Aaron Warner, 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/she, in his/her capacity as such attorney-in-fact, executed the  
same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of November, 2016.

  
NOTARY PUBLIC  
My Commission Expires:

MY COMMISSION EXPIRES:  
March 26, 2018

  
Grantee Name/ Send tax notice to:  
ATTN:  
Freedom Mortgage Corporation  
10500 Kincaid Drive Suite 300  
Fishers, IN 46037



# Real Estate Sales Validation Form

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

Grantor's Name David Payne and Wendy Nelson  
Mailing Address 44 Beech Circle  
Chelsea AL 35043

Grantee's Name Freedom Mortgage Corporation  
Mailing Address 10500 Kincaid Drive Suite 300  
Fishers IN 46037

Property Address 44 Beech Circle  
Chelsea AL 35043

Date of Sale 10/20/2016

Total Purchase Price \$ 231,138.00

or

Actual Value

\$

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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 Sale

☐ 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

11-4-16

Print

Laura Thompson

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/04/2016 03:21:19 PM  
\$22.00 CHERRY  
20161104000409230

[Signature]