


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

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED


20161122000430030 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
11/22/2016 12:29:08 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 31st day of October, 2011, Thomas G. Givhan and Jan R. Givhan, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for United Wholesale Mortgage, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20111108000336700, said mortgage having subsequently been transferred and assigned to United Shore Financial Services LLC, by instrument recorded in Instrument Number 20140303000056840, 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 United Shore Financial Services, LLC d/b/a United Wholesale Mortgage 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 October 5, 2016, October 12, 2016, and October 19, 2016; and

WHEREAS, on November 9, 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 United Shore Financial Services, LLC d/b/a United Wholesale Mortgage 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, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Four Hundred Forty-Eight Thousand Six Hundred Twenty-One And 19/100 Dollars (\$448,621.19) on the indebtedness secured by said mortgage, the said United Shore Financial Services, LLC d/b/a United Wholesale Mortgage, 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:

Lot 15, according to the Survey of The Ridge at Meadowbrook, First Sector, as recorded in Map Book 14, Page 41 A & B, in the Probate Office of Shelby County, Alabama.

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.


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IN WITNESS WHEREOF, United Shore Financial Services, LLC d/b/a United Wholesale Mortgage , 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 14 day of November, 2016.

United Shore Financial Services, LLC d/b/a
United Wholesale Mortgage

By: Red Mountain Title, LLC
Its: Auctioneer

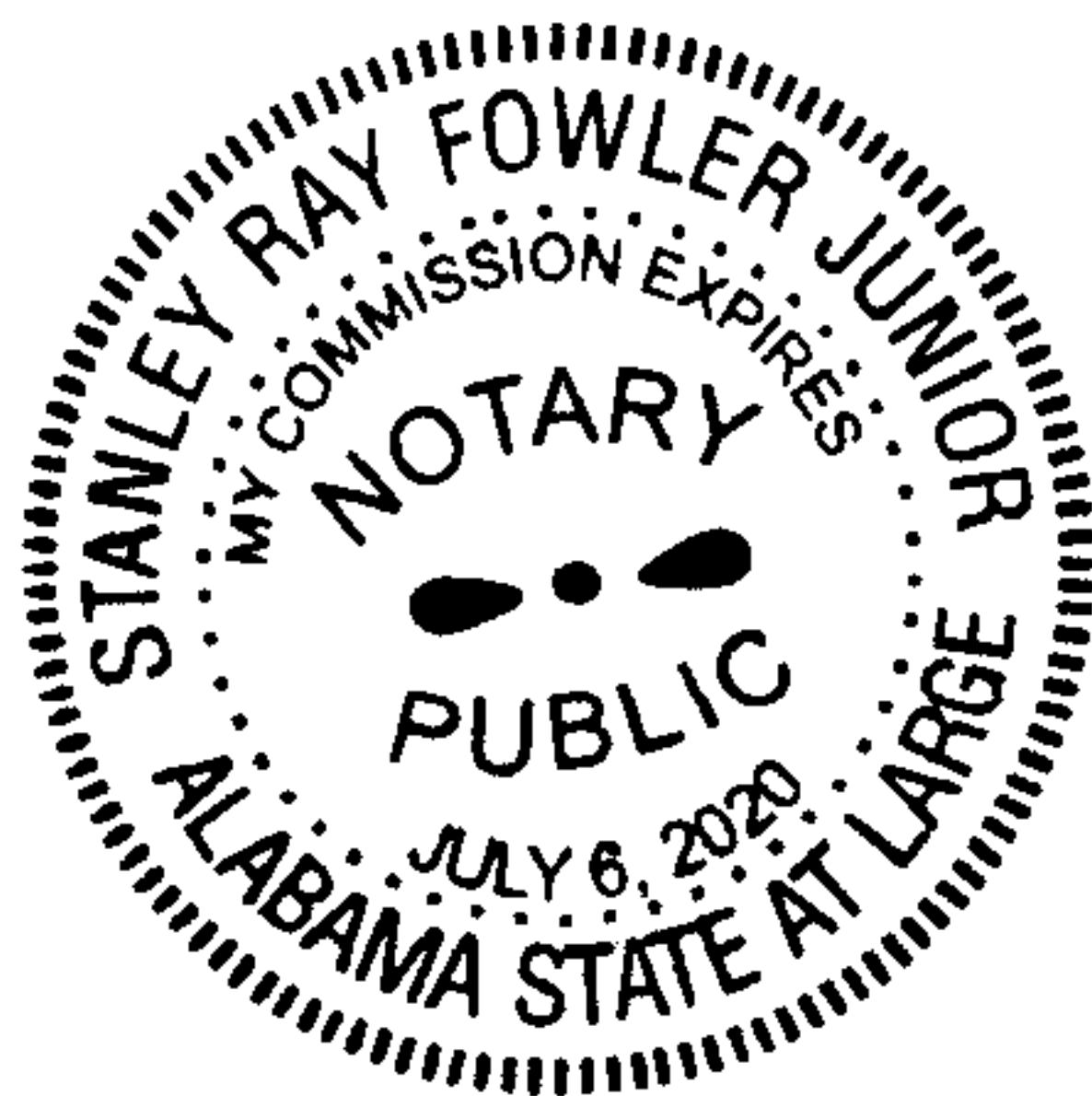
By: [Signature]

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for United Shore Financial Services, LLC d/b/a United Wholesale Mortgage , 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/she, 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 14 day of November, 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: _____

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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 United Shore Financial Services,
LLC d/b/a United Wholesale
Mortgage

Grantee's Name Federal National Mortgage
Association

Mailing Address c/o Cenlar FSB
Cenlar FSB
Attn: FC Department
425 Phillips Blvd.
Ewing, NJ 08618

Mailing Address 13455 Noel Road, Suite 660 Dallas
, TX, 75240

Property Address 2356 Ridge Trail
Birmingham, AL 35242

Date of Sale 11/09/2016

Total Purchase Price \$448,621.19

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Bid Price

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 11/9/2016

Print Emily Coyne

☐ Unattested

(verified by)

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


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