

SEND TAX NOTICE TO:  
Flagstar Bank, F. S. B.  
5151 Corporate Drive  
Troy, MI 48098

STATE OF ALABAMA            )  
SHELBY COUNTY                )

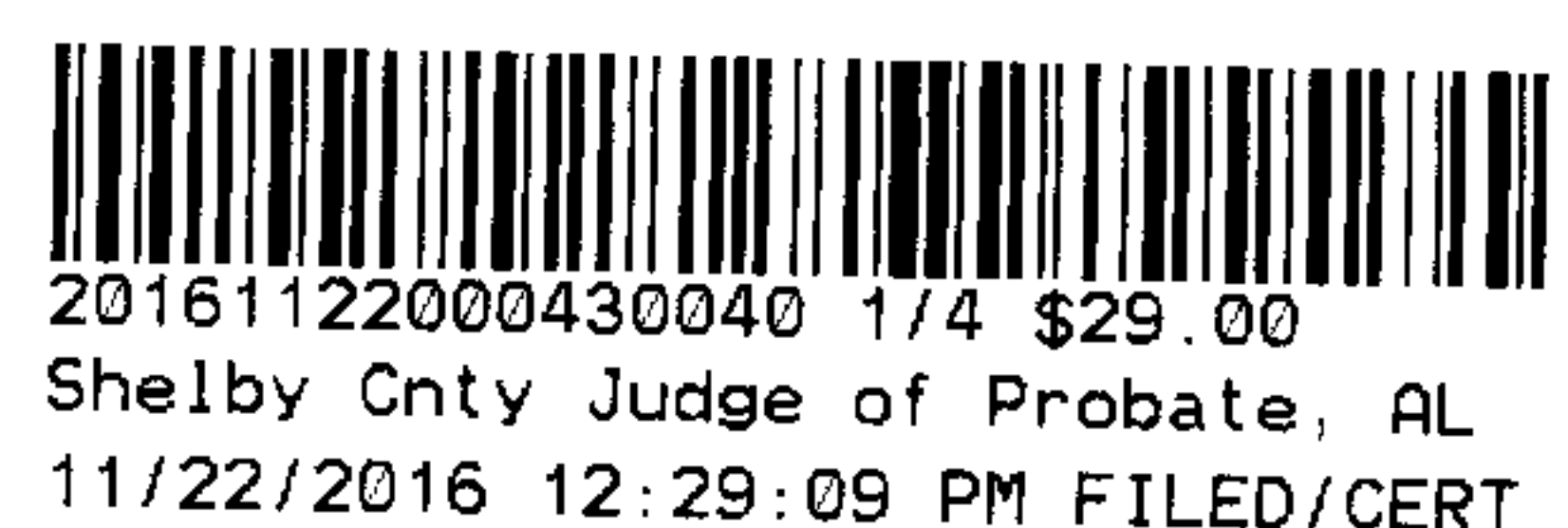
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 5th day of September, 2014, James W. Besky and Dana Larrisa Besky, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for North American Savings Bank, FSB, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20140917000291040, said mortgage having subsequently been transferred and assigned to Flagstar Bank, FSB, by instrument recorded in Instrument No. 20151117000397730, 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 Flagstar Bank, FSB 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 September 14, 2016, September 21, 2016, and September 28, 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 Flagstar Bank, FSB 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, Flagstar Bank, FSB was the highest bidder and best bidder in the amount of One Hundred Sixty-Six Thousand Fifty And 00/100 Dollars (\$166,050.00) on the indebtedness secured by said mortgage, the said Flagstar Bank, FSB, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Flagstar Bank, FSB all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 716, according to the Survey of Waterford Cove-Sector 3, as recorded in Map Book 31, Page 146, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Flagstar Bank, FSB 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.

  
20161122000430040 2/4 \$29.00  
Shelby Cnty Judge of Probate, AL  
11/22/2016 12:29:09 PM FILED/CERT





IN WITNESS WHEREOF, Flagstar Bank, FSB, 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.

Flagstar Bank, FSB

By: Red Mountain Title, LLC  
Its: Auctioneer

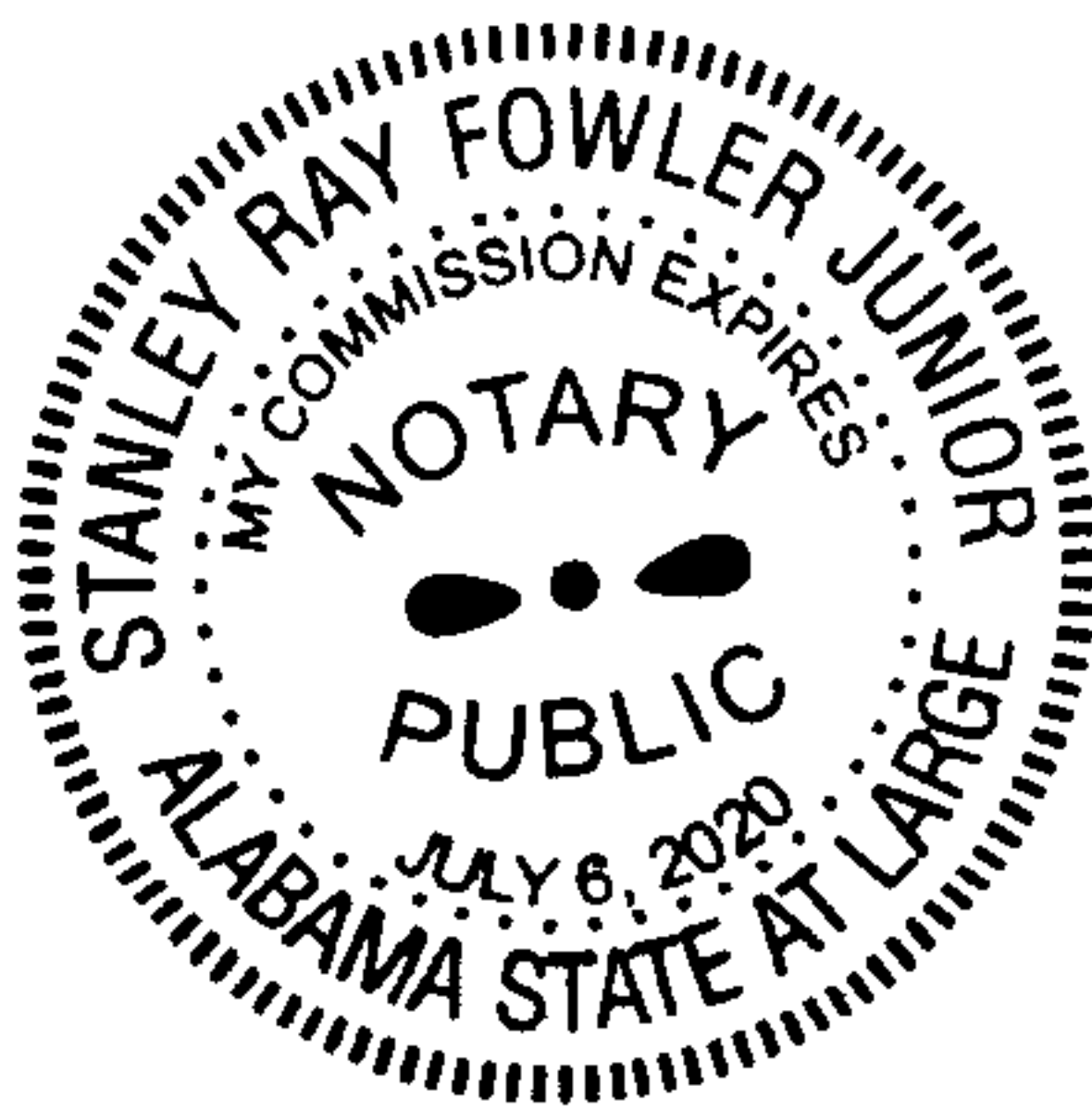
By: [Signature]

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 Flagstar Bank, FSB, 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:  
Pam King  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727

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

20161122000430040 3/4 \$29.00  
Shelby Cnty Judge of Probate, AL  
11/22/2016 12:29:09 PM FILED/CERT



Real Estate Sales Validation Form

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

Grantor's Name Flagstar Bank, FSB  
c/o Flagstar Bank, F. S. B.

Grantee's Name Flagstar Bank, FSB  
c/o Flagstar Bank, F. S. B.

Mailing Address 5151 Corporate Drive  
Troy, MI 48098

Mailing Address 5151 Corporate Drive  
Troy, MI 48098

Property Address 433 Waterford Cove Trl  
Calera, AL 35040

Date of Sale 11/09/2016

Total Purchase Price \$166,050.00

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 11/9/2016

Print Emily Coyne

☐ Unattested \_\_\_\_\_  
(verified by)

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

  
20161122000430040 4/4 \$29.00  
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