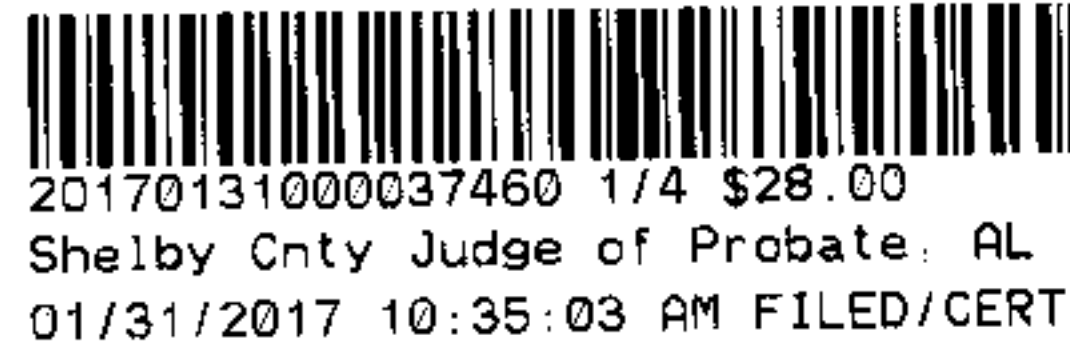


SEND TAX NOTICE TO:
Federal National Mortgage Association
13455 Noel Road
Suite 660
Dallas, TX 75240



STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 10th day of February, 2012, Joanne W. Cain, an unmarried woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Genworth Financial Home Equity Access, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20120305000075700, said mortgage having subsequently been transferred and assigned to Reverse Mortgage Solutions, Inc., by instrument recorded in Instrument Number 20161027000395990, 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 Reverse Mortgage Solutions, Inc. did declare all of the indebtedness secured by said mortgage,



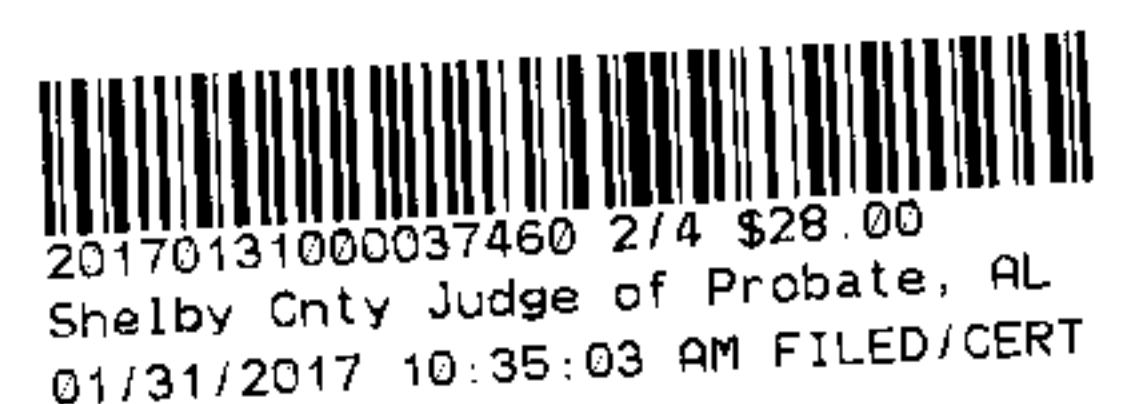
subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of November 23, 2016, November 30, 2016, and December 7, 2016; and

WHEREAS, on January 11, 2017, 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 Reverse Mortgage Solutions, Inc. 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, Reverse Mortgage Solutions, Inc. was the highest bidder and best bidder in the amount of Three Hundred Ten Thousand And 00/100 Dollars (\$310,000.00) on the indebtedness secured by said mortgage, the said Reverse Mortgage Solutions, Inc., by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Reverse Mortgage Solutions, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A portion of the SW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the SE corner of the SW 1/4 of the of the NE 1/4 of Section 2, Township 20 South, Range 2 West and run Westerly along the South side of the said 1/4 – 1/4 for 550.00 feet; then turn an angle of 87 degrees 59 minutes to the right and run 887.95 feet; then turn an angle of 92 degrees 01 minutes to the right and run 550.00 feet; thence turn an angle of 87 degrees 59 minutes to the right and run 139.3 feet; thence turn an angle of 90 degrees 00 minutes to the right and run 250.0 feet; thence turn an angle of 90 degrees 00 minutes to the left and run 210.00 feet; then turn an angle of 90 degrees 00 minutes to the left and run 250.00; then turn an angle of 90 degrees 00 minutes to the right and run 538.65 feet back to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Reverse Mortgage Solutions, Inc. 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, Reverse Mortgage Solutions, Inc., 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 23 day of January, 2017.

Reverse Mortgage Solutions, Inc.

By: Red Mountain Title, LLC
Its: Auctioneer

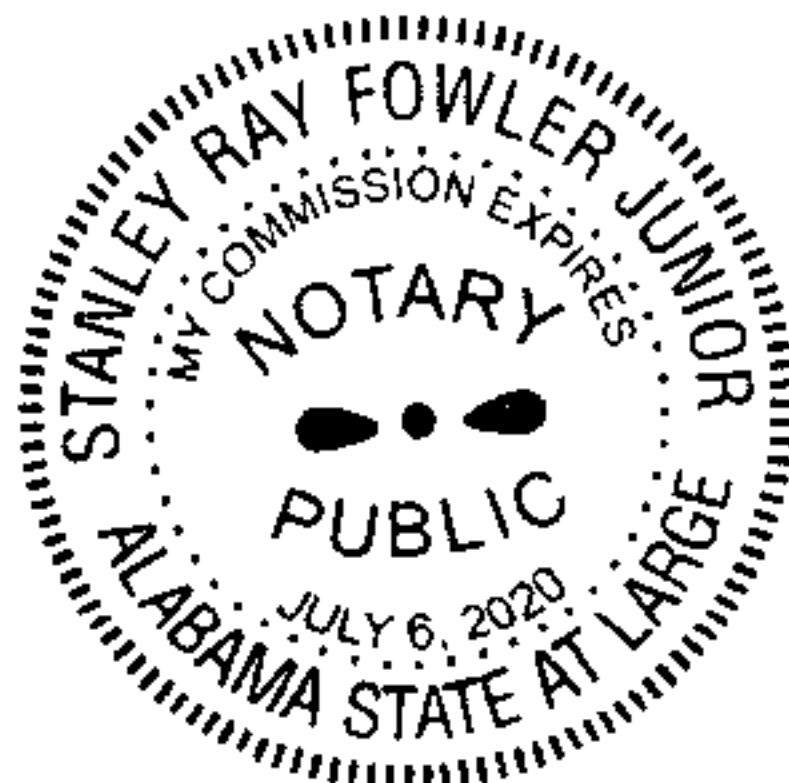
By: [Signature]

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 Reverse Mortgage Solutions, Inc., 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 23 day of January, 2017.



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

[Signature]
Notary Public
My Commission Expires: _____

20170131000037460 3/4 \$28.00
Shelby Cnty Judge of Probate, AL
01/31/2017 10:35:03 AM 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 Reverse Mortgage Solutions,
Inc.
c/o Reverse Mortgage Solutions,
Inc.

Grantee's Name Reverse Mortgage Solutions,
Inc.
c/o Reverse Mortgage Solutions,
Inc.

Mailing Address 14405 Walters Road, Suite
200
Houston, TX 77014

Mailing Address 14405 Walters Road, Suite
200
Houston, TX 77014

Property Address 297 Cain Rd
Chelsea, AL 35043

Date of Sale 01/11/2017

Total Purchase Price \$310,000.00

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 1/11/2017

☐ Unattested _____
(verified by)

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

20170131000037460 4/4 \$28.00
Shelby Cnty Judge of Probate, AL
01/31/2017 10:35:03 AM FILED/CERT