

20170222000062840
02/22/2017 11:36:30 AM
FCDEEDS 1/3

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

State of ALABAMA
County of Shelby

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on 04/29/12, Michael Rice, a single man, Party of the First Part, executed a certain mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Amerigroup Mortgage Corporation a division of Mortgage Investors Corporation, its successors and assigns, party of the second part which said mortgage is recorded in Instrument 20120507000159920, 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 Insirument 20161128000432260; 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 01/04/17, 01/11/17, 01/18/17 ; and

WHEREAS, on February 9, 2017, 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 \$222,733.00; 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 \$222,733.00, 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 313, ACCORDING TO THE SURVEY OF LAKE FOREST, THIRD SECTOR, AS RECORDED IN MAP BOOK 26, PAGE 143, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL ID: 23 2 09 0 004 013.000

COMMONLY KNOWN AS 504 SUGARBERRY DRIVE, MAYLENE, AL 35114

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, Michael Rice, a single man, 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 February 9, 2017.

BY: 

Aaron Warner

AS: Auctioneer and Attorney-in-fact

THE STATE OF ALABAMA

COUNTY OF Shelby

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 11th day of Feb., 2017.


NOTARY PUBLIC

My Commission Expires: 6-10-19

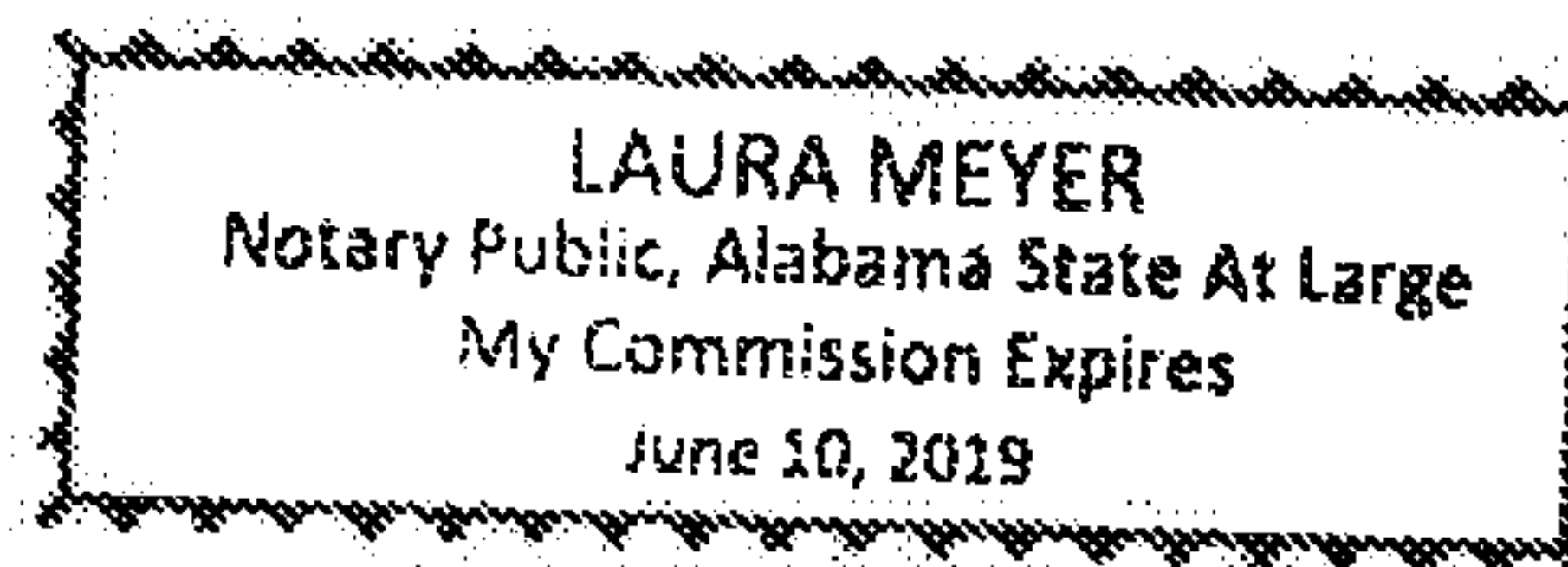
Grantee Name / Send tax notice to:

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 Michael Rice
Mailing Address 607 Ridge Road Apartment 105
Newton Falls, Oh 44444

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

Property Address 504 Sugarberry Drive
Maylene, AL 35114

Date of Sale 2/9/17
Total Purchase Price \$ 222,733.00

or
Actual Value \$

20170222000062840 02/22/2017 11:36:30 AM FCDEEDS 3/3 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 2-22-17

Print Rhontaria McGehee

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/22/2017 11:36:30 AM
\$22.00 CHERRY
20170222000062840

Print Form

Form RT-1