

SEND TAX NOTICE TO:
Fay Servicing, LLC
440 S Lasalle St,
Suite 2000
Chicago, IL 60605

20180409000118380
04/09/2018 04:00:54 PM
DEEDS 1/4

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 23rd day of December, 2014, Barbara Breedwell, an unmarried woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for The Mortgage Outlet, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20141229000406830, said mortgage having subsequently been transferred and assigned to First Guaranty Mortgage Corporation, by instrument recorded in Instrument number 20171227000460110, 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 First Guaranty Mortgage Corporation did declare all of the indebtedness secured by said mortgage,



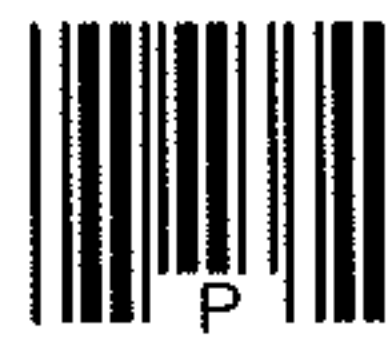
subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of January 17, 2018, January 24, 2018, and January 31, 2018; and

WHEREAS, on March 23, 2018, 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 First Guaranty Mortgage Corporation 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, First Guaranty Mortgage Corporation was the highest bidder and best bidder in the amount of One Hundred Six Thousand Four Hundred And 00/100 Dollars (\$106,400.00) on the indebtedness secured by said mortgage, the said First Guaranty Mortgage Corporation, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto First Guaranty Mortgage Corporation all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 6-18, according to the Plat of Chelsea Park, 6th Sector, as recorded in Map Book 37, Page 13, in the Office of the Judge of Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto First Guaranty Mortgage Corporation 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, First Guaranty Mortgage Corporation, 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 9 day of April, 2018.

First Guaranty Mortgage Corporation

By: Red Mountain Title, LLC
Its: Auctioneer

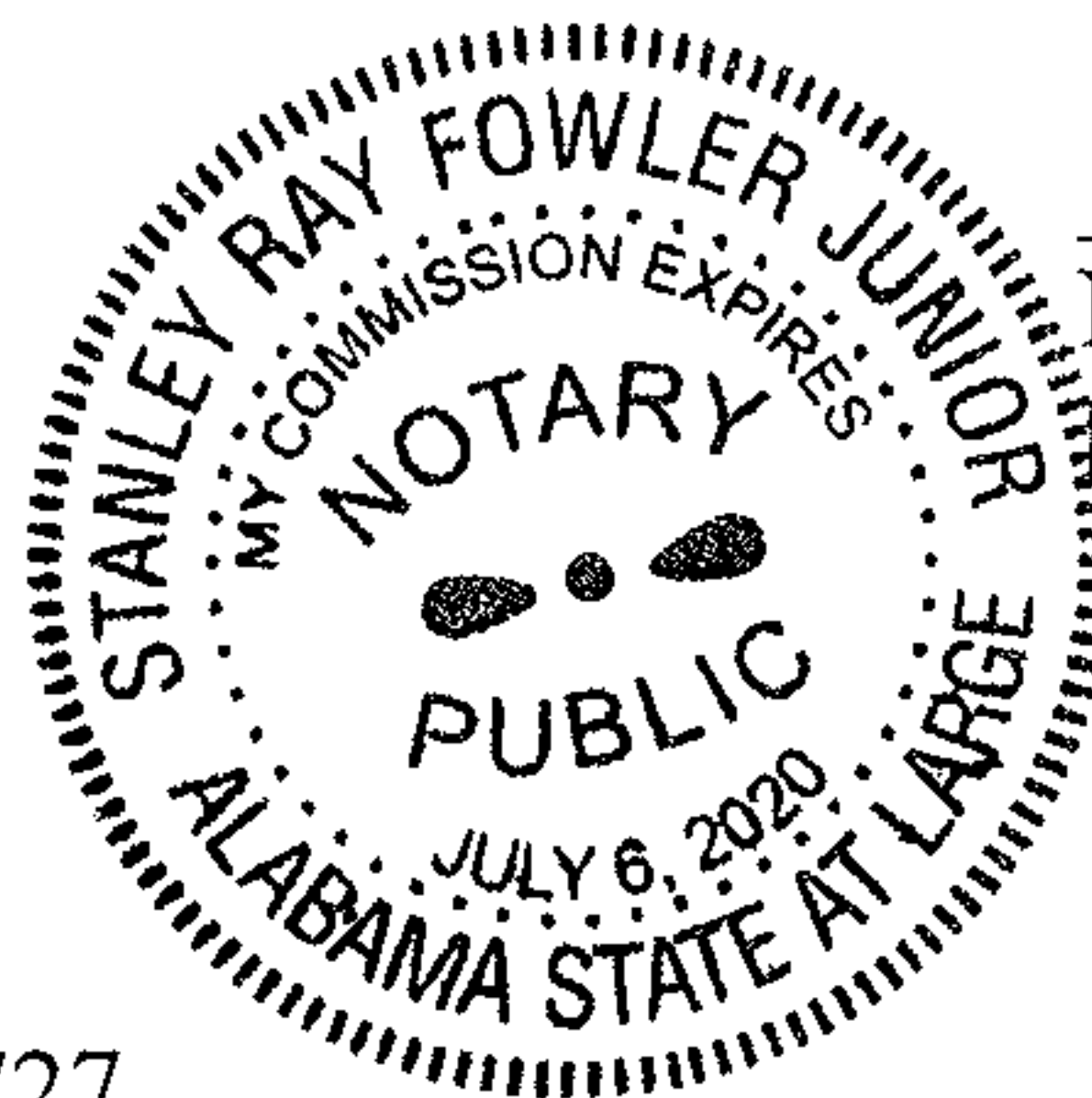
By: [Signature]

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 First Guaranty Mortgage Corporation, 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 9 day of April, 2018.



[Signature] Notary Public

My Commission Expires: [Signature]

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



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name First Guaranty Mortgage
Corporation
c/o Fay Servicing, LLC

Grantee's Name First Guaranty Mortgage
Corporation
c/o Fay Servicing, LLC

Mailing Address 440 S Lasalle St.
Suite 2000
Chicago, IL 60605

Mailing Address 440 S Lasalle St.
Suite 2000
Chicago, IL 60605

Property Address 1064 Crawford Court
Chelsea, AL 35043

Date of Sale 03/23/2018

Total Purchase Price \$106,400.00

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

☐ 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 3/26/18

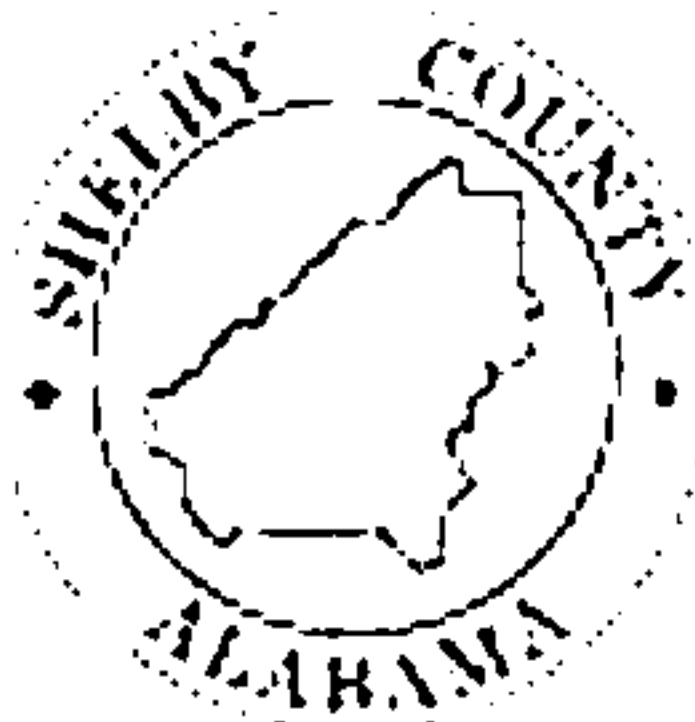
Print Tiffany Sides

Sign Tiffany Sides

(Grantor / Grantee / Owner / Agent) circle one

☐ Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/09/2018 04:00:54 PM
 \$25.00 CHERRY
 20180409000118380