

**PREPARED BY:**

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STATE OF ALABAMA  
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 1996-17218

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, May 24, 1996, **Michael Fowler, Son and Mary A Fowler, Mortgagor**, did execute a certain mortgage to **Transamerica Financial Services, Inc.**, which said mortgage is recorded in Instrument No. 1996-17218, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **Citibank, N.A., not in its individual capacity, but solely as trustee of NRZ Pass-Through Trust VI**, as transferee, said transfer is recorded in Instrument 20171218000449850, aforesaid records, and Citibank, N.A., not in its individual capacity, but solely as trustee of NRZ Pass-Through Trust VI, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said Citibank, N.A., not in its individual capacity, but solely as trustee of NRZ Pass-Through Trust VI did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 03/21/2018, 03/28/2018, 04/04/2018; and

WHEREAS, on April 23, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice at 1:25 o'clock pm between the legal hours of sale, said foreclosure was duly and properly conducted and Citibank, N.A., not in its individual capacity, but solely as trustee of NRZ Pass-Through Trust VI did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of Montevallo, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of NRZ REO VI-B LLC in the amount of **ONE HUNDRED DOLLARS AND NO CENTS (\$100.00)** which sum the said Citibank, N.A., not in its individual capacity, but solely as trustee of NRZ Pass-Through Trust VI offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said NRZ REO VI-B LLC; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of ONE HUNDRED DOLLARS AND NO CENTS (\$100.00), cash, on the indebtedness secured by said mortgage, the said Michael Fowler, Son and Mary A Fowler, acting by and through the said Citibank, N.A., not in its individual capacity, but solely as trustee of NRZ Pass-Through Trust VI as transferee, by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto NRZ REO VI-B LLC, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 36, ACCORDING TO THE MAP AND SURVEY OF OAKLAND ESTATES, AS  
RECORDED IN MAP BOOK 5, PAGE 98 IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.

TO HAVE AND TO HOLD the above described property unto NRZ REO VI-B LLC, its successors and  
assigns forever 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 any taxes, easements and/or restrictions of record, prior liens and/or  
assessments of record.

IN WITNESS WHEREOF, Michael Fowler, Son and Mary A Fowler, Mortgagor(s) by the said Citibank,  
N.A., not in its individual capacity, but solely as trustee of NRZ Pass-Through Trust VI have caused this instrument  
to be executed by Aaron Warner, as auctioneer and the person conducting said sale for the  
Mortgagee, or Transferee of Mortgagee, and in witness whereof said Aaron Warner, has executed this  
instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 28  
day of April, 2018.

Michael Fowler and Mary A Fowler, Mortgagor(s)

Citibank, N.A., not in its individual capacity, but solely as trustee of  
NRZ Pass-Through Trust VI, Mortgagee or Transferee of Mortgagee

By:

(sign)

(print)

Auctioneer and the person conducting said sale for the Mortgagee or  
Transferee of Mortgagee

STATE OF ALABAMA  
COUNTY OF SHELBY

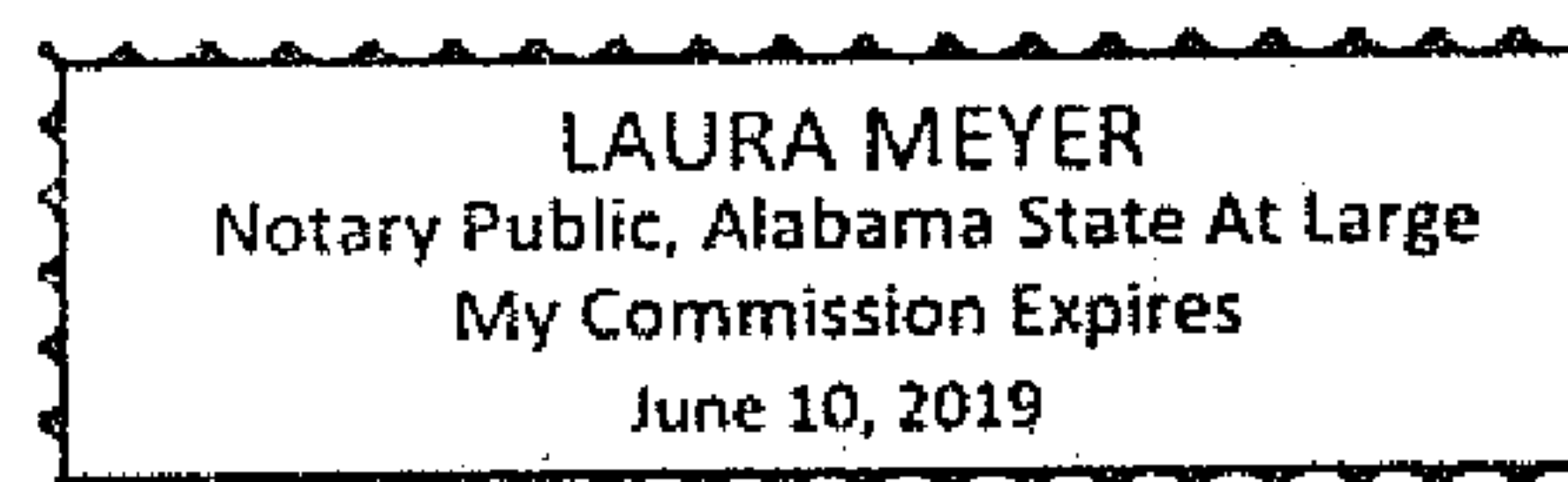
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that  
Aaron Warner, whose name as Auctioneer and the person conducting said sale for  
Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged  
before me on this day that being informed of the contents of the conveyance, he, in his capacity as such Auctioneer and  
the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this  
instrument voluntarily on the day that bears the same date.

Given under my hand and official seal this 28th day of April, 2018.

Laura Meyer  
NOTARY PUBLIC

My Commission Expires: 6/10/19

Grantee Name / Send tax notice to:  
ATTN:  
FAY SERVICING, LLC  
440 S Lasalle St  
Suite 2000  
Chicago, IL 60605



<b>Real Estate Sales Validation Form</b>
<i>This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1</i>

Grantor's Name <u>Michael Fowler and Mary A Fowler</u> Mailing Address <u>440 S Lasalle St</u> <u>Suite 2000</u> <u>Chicago, IL 60605</u>	Grantee's Name <u>NRZ REO VI-B LLC</u> Mailing Address <u>440 S Lasalle St</u> <u>Suite 2000</u> <u>Chicago, IL 60605</u>
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Property Address <u>36 Oakdale Dr</u> <u>Montevallo, AL 35115</u>	Date of Sale <u>April 23, 2018</u> Total Purchase price <u>\$100.00</u> or Actual Value _____ or Assessed Market Value _____
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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)

<u>      </u> Bill of Sale	<u>      </u> Appraisal
<u>      </u> Sales Contract	<u>  x  </u> Other <u>FC Sale</u>
<u>      </u> 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 4/24/18

Print Cory Clark

       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  
 05/03/2018 01:17:54 PM  
 \$22.00 CHERRY  
 20180503000151110



Form RT-1