

20180508000156300 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
05/08/2018 09:12:42 AM FILED/CERT

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF SHELBY

KNOW ALL PERSONS BY THESE PRESENTS: That SHANTELE L. LEWIS, a single woman, did, on to-wit, April 27th, 2007, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Homecomings Financial, LLC (f/k/a Homecomings Financial Network, Inc.), which mortgage is recorded in Instrument No. 20070508000215770, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being lastly assigned to NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING by instrument recorded in Inst. # 20170630000233510 in said Probate Court records; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING did declare all of the indebtedness secured by said mortgage due and payable 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, in its issues of March 28, 2018, April 4, 2018 and April 11, 2018; and

WHEREAS, on April 23rd, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, 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 the said FEDERAL HOME LOAN MORTGAGE CORPORATION in the amount of EIGHTY NINE THOUSAND TWO HUNDRED FIFTY and 00/100ths (\$89,250.00) DOLLARS, which sum the said FEDERAL HOME LOAN MORTGAGE CORPORATION offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said FEDERAL HOME LOAN MORTGAGE CORPORATION; and

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

NOW, THEREFORE, in consideration of the premises and of a credit of EIGHTY NINE THOUSAND TWO HUNDRED FIFTY and 00/100ths (\$89,250.00) DOLLARS, on the indebtedness secured by said mortgage, the said SHANTELE L. LEWIS, acting by and through the said NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING by John M. Robison, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING by John M. Robison as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and John M. Robison as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto FEDERAL HOME LOAN MORTGAGE CORPORATION, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 13 and 14, in Block 78, according to Dunstan's Survey of the Town of Calera, Alabama, in the Office of the Judge of Probate of Shelby County, Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD THE above-described property unto the said FEDERAL HOME LOAN MORTGAGE CORPORATION forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to any outstanding claims arising out of or relating to non-payment of ad valorem taxes, easements, encumbrances, reservations and exceptions reflected in the mortgage and/or those contained in the records of the office of the Judge of Probate of the county where the above-described property is situated.

IN WITNESS WHEREOF, the said NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT

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MORTGAGE SERVICING has caused this instrument to be executed by John M. Robison as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and in witness whereof the said John M. Robison has executed this instrument in his/her capacity as such auctioneer on this the 25 day of April, 2018.

SHANTELE L. LEWIS
Mortgagors

By: NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE
SERVICING
Mortgagee or Transferee of Mortgage

By: John M. Robison
As Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of
Mortgagee

NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE
SERVICING
Mortgagee or Transferee of Mortgage

By: John M. Robison
As Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgage

John M. Robison
As Auctioneer and the person conducting said sale for the Mortgagee or
Transferee of Mortgage

STATE OF ALABAMA

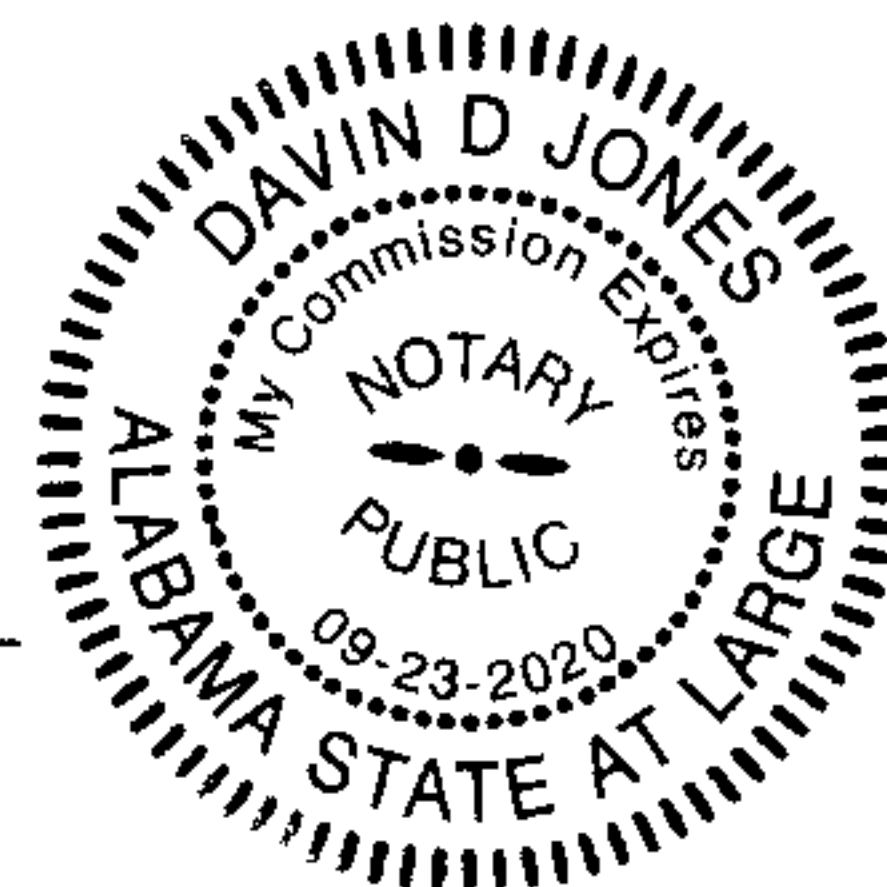
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said State and County, hereby certify that John M. Robison, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, 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/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of April, 2018.

Davin D Jones
NOTARY PUBLIC

MY COMMISSION EXPIRES 09-23-2020



This instrument prepared by:
Goodman G. Ledyard
PIERCE LEDYARD, P.C.
Post Office Box 161389
Mobile, Alabama 36616

Send Tax notice to:
Grantee's Address:

55 Beattie Place, MS#005
Greenville, SC 29601

Real Estate Sales Validation Form

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

Grantor's Name Shantele Lewis
Mailing Address 455 16th St.
Calera, AL 35040

Grantee's Name Federal Home Loan Mtg Corp
Mailing Address 40 Shellport
55 Beattie Place #1005
Greenville, SC 29601

Property Address Same as above

Date of Sale 4/23/18

Total Purchase Price \$ 89,250.00

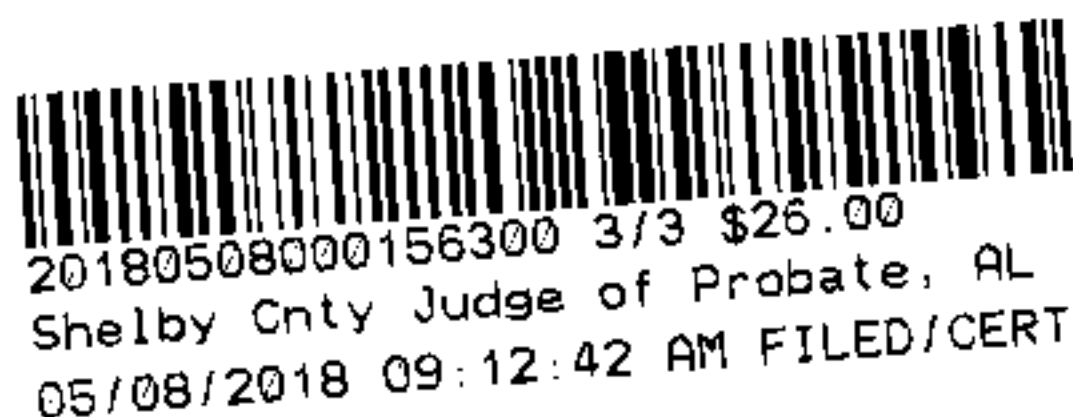
or

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 deed

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 5/3/18

Print Amy Barbour

Sign Amy Barbour

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1