

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

20180615000212880  
06/15/2018 02:48:47 PM  
FCDEEDS 1/4

STATE OF ALABAMA )

SHELBY COUNTY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 7th day of June, 2013, Robert E. Woods and Sharon A. Woods, husband and wife , executed that certain mortgage on real property hereinafter described to Reverse Mortgage Solutions, Inc. , which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20130624000258740 , and

WHEREAS, in and by said mortgage, the Mortgagee 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 Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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 April 18, 2018, April 25, 2018, and May 2, 2018; and

WHEREAS, on June 8, 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 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 Two Hundred Forty-One Thousand Eight Hundred And 69/100 Dollars (\$241,800.69) 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 Mortgagee, 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:

Lot 7, according to the Survey of Shelby Shores, Inc. the 1969 Sector,  
as recorded in Map Book 5, Page 46, in the Office of the Judge of  
Probate of Shelby County, Alabama.

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 Mortgagee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 13<sup>th</sup> day of June, 2018.

Reverse Mortgage Solutions, Inc.

By: Red Mountain Title, LLC

Its: Auctioneer

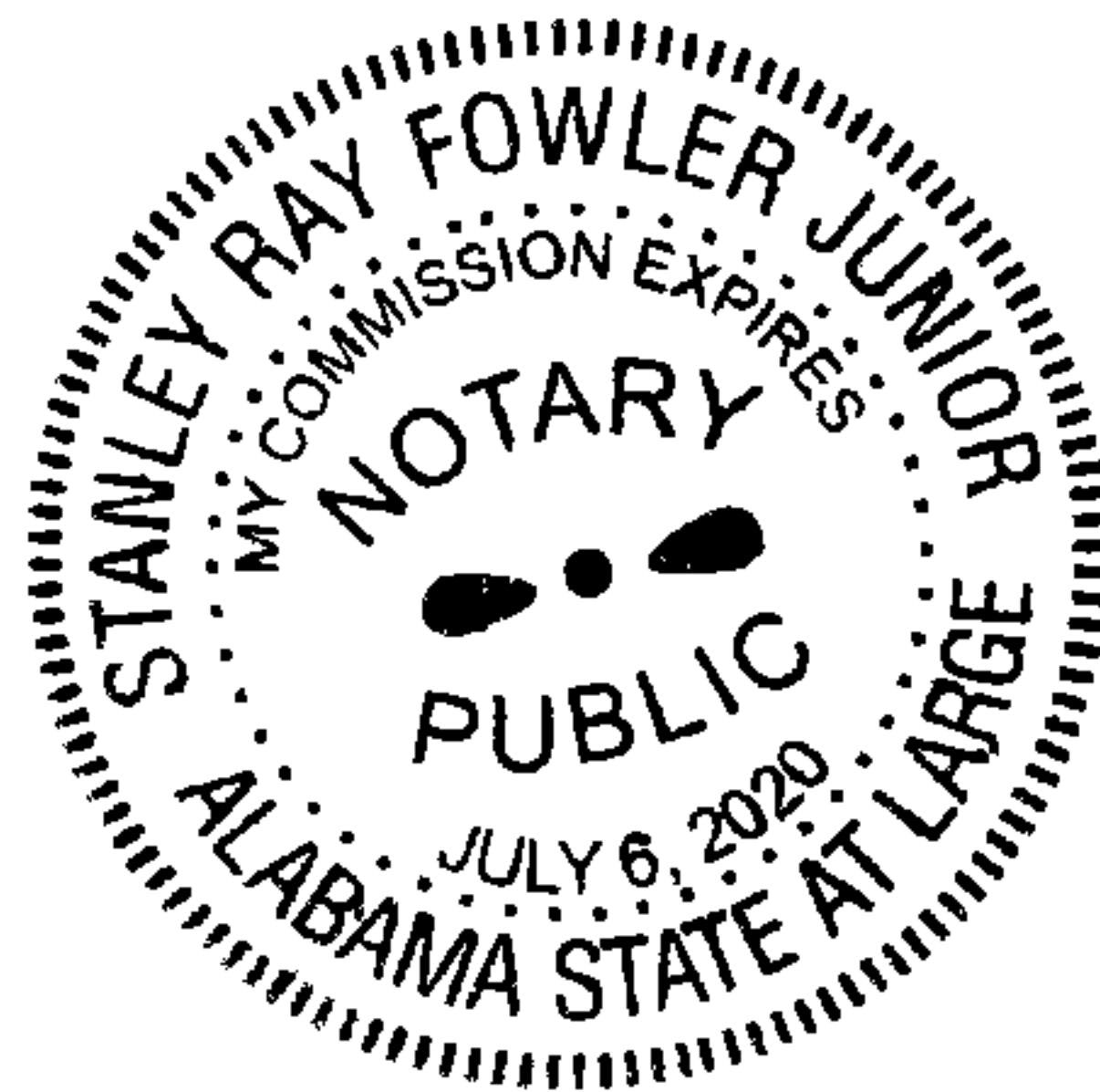
By: *[Signature]*

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that P. Andrew Benefield 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 said conveyance, 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 Mortgagee.

Given under my hand and official seal on this 13 day of June, 2018.



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

*[Signature]*  
Notary Public

My

Commission

Expires: *[Signature]*



**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 19031 River Drive  
Shelby, AL 35143

Date of Sale 06/08/2018

Total Purchase Price \$241,800.69

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 6/11/18

       Unattested

                                      
 (verified by)

Print Tiffany Sides

Sign Tiffany Sides

(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 06/15/2018 02:48:47 PM  
 \$26.00 JESSICA  
 20180615000212880