

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

20180711000245460
07/11/2018 08:09:12 AM
FCDEEDS 1/4

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 17th day of May, 2011, Billy Joe Williams and Regina L. Williams, husband and wife, executed that certain mortgage on real property hereinafter described to One Reverse Mortgage, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20110531000159320, said mortgage having subsequently been transferred and assigned to Urban Financial Group, Inc., by instrument recorded in Instrument number 20110719000210350, 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 Finance of America Reverse LLC f/k/a Urban Financial of America, LLC f/k/a Urban Financial Group, 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 May 16, 2018, May 23, 2018, and May 30, 2018; and

WHEREAS, on July 3, 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 Finance of America Reverse LLC f/k/a Urban Financial of America, LLC f/k/a Urban Financial Group, 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, Urban Financial REO, LLC was the highest bidder and best bidder in the amount of One Hundred Fifty-Five Thousand Eighty And 61/100 Dollars (\$155,080.61) on the indebtedness secured by said mortgage, the said Finance of America Reverse LLC f/k/a Urban Financial of America, LLC f/k/a Urban Financial Group, Inc., by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Urban Financial REO, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 10, Block 2, according to the Survey of Wooddale, Third Sector, as recorded in Map Book 5, Page 133 in the Probate Office of Shelby County.

TO HAVE AND TO HOLD the above described property unto Urban Financial REO, LLC 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, Finance of America Reverse LLC f/k/a Urban Financial of America, LLC f/k/a Urban Financial Group, Inc., 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 10 day of July, 2018.

Finance of America Reverse LLC f/k/a Urban Financial of America, LLC f/k/a Urban Financial Group, Inc.

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]

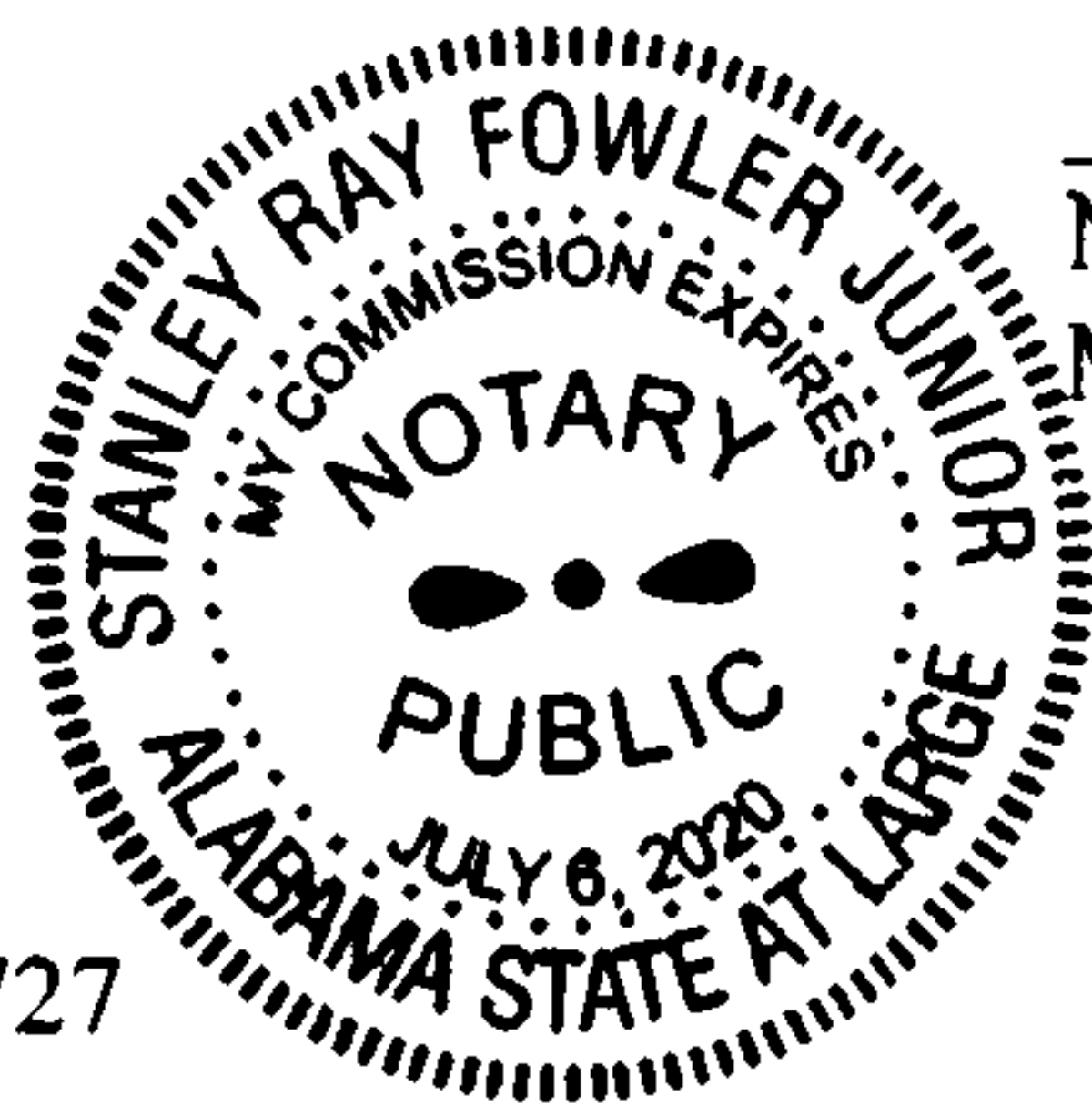
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Finance of America Reverse LLC f/k/a Urban Financial of America, LLC f/k/a Urban Financial Group, 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 Transferee.

Given under my hand and official seal on this 10 day of JULY, 2018.

[Signature]
Notary Public
My Commission Expires:

This instrument prepared by:
Ginny Rutledge
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 Finance of America Reverse LLC f/k/a Urban Financial of America, LLC f/k/a Urban Financial Group, Inc.
c/o Reverse Mortgage Solutions, Inc.

Grantee's Name Finance of America Reverse LLC f/k/a Urban Financial of America, LLC f/k/a Urban Financial Group, 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 4613 Tecumseh Lane
Pelham, AL 35124

Date of Sale 07/03/2018

Total Purchase Price \$155,080.61
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 7/5/18

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
07/11/2018 08:09:12 AM
\$28.00 DEBBIE
20180711000245460

James W. Fuhrmeister