

SEND TAX NOTICE TO:
Federal Home Loan Mortgage Corporation
c/o Shellpoint Servicing_fka Resurgent Capital
Services, LP
55 Beattie Place, Suite 600
Greenville, SC 29601

20181024000376630
10/24/2018 02:17:00 PM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 8th day of September, 2003, William S. Fant, Jr., married and Charlotte Fant, a married couple, executed that certain mortgage on real property hereinafter described to Hamilton Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20030924000643550, said mortgage having subsequently been transferred and assigned to New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, by instrument recorded in Instrument Number 20170801000275240, 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 New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing 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 September 12, 2018, September 19, 2018, and September 26, 2018; and

WHEREAS, on October 16, 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 New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing 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, Federal Home Loan Mortgage Corporation was the highest bidder and best bidder in the amount of One Hundred Nine Thousand Five Hundred Seventy-Three And 05/100 Dollars (\$109,573.05) on the indebtedness secured by said mortgage, the said New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 22 in Block 3, Oak Mountain Estates, Second Sector, according to map as recorded in Map Book 5, Page 76, in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD the above described property unto Federal Home Loan 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, New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, 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 23 day of October, 2018.

New Penn Financial, LLC d/b/a Shellpoint
Mortgage Servicing

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]

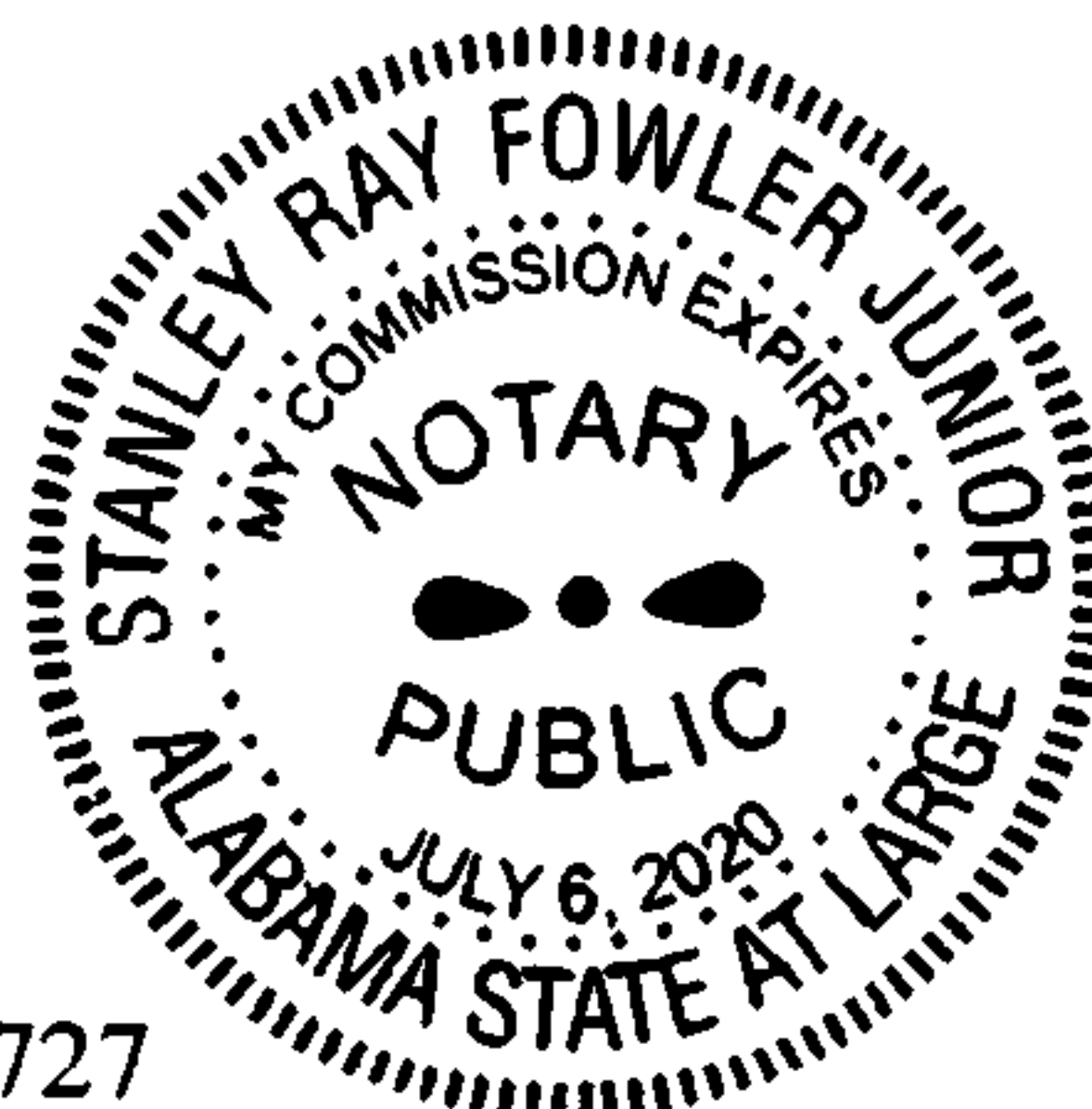
STATE OF ALABAMA)

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 New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, 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, 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 23 day of October, 2018.

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



[Signature]
Notary Public
My Commission Expires: _____



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name New Penn Financial, LLC d/b/a
Shellpoint Mortgage ServicingGrantee's Name Federal Home Loan Mortgage
CorporationMailing Address c/o Shellpoint Servicing fka
Resurgent Capital Services,
LP
55 Beattie Place, Suite 600
Greenville, SC 29601Mailing Address 5000 Plano Parkway
Carrollton, TX 75010Property Address 525 Overhill Rd
Pelham, AL 35124Date of Sale 10/16/2018Total Purchase Price \$109,573.05

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☐ Appraisal☐ Sales Contract☒ Other Foreclosure Bid Price☐ 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.

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 10/17/18Print Johnathan Byrd☐ UnattestedSign [Signature]

(verified by)

(Grantor / Grantee / Owner / Agent) circle oneFiled and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/24/2018 02:17:00 PM
\$27.00 CHERRY
20181024000376630Allen S. Byrd