

SEND TAX NOTICE TO:
Freedom Mortgage Corporation
10500 Kincaid Drive, Suite 300
Fishers, IN 46037

20190308000074460
03/08/2019 09:33:02 AM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 29th day of October, 2016, Thomas R. Bradley, Jr. married, and joined by spouse Ameer B. Bradley, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for New Day Financial, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20161115000420530, said mortgage having subsequently been transferred and assigned to Freedom Mortgage Corporation, by instrument recorded in Instrument No. 20190116000016870, 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 Freedom Mortgage Corporation did declare all of the indebtedness secured by said mortgage,



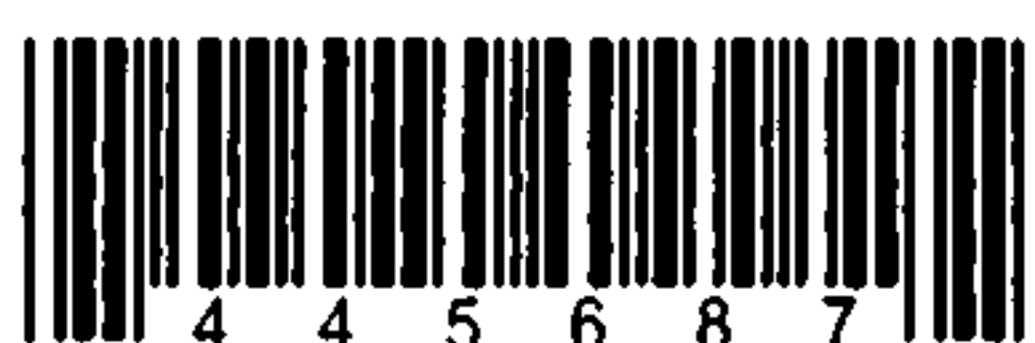
subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of February 6, 2019, February 13, 2019, and February 20, 2019; and

WHEREAS, on March 5, 2019, 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 Freedom Mortgage Corporation 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, Freedom Mortgage Corporation was the highest bidder and best bidder in the amount of One Hundred Fifty-Eight Thousand Eight Hundred Fifty-Five And 00/100 Dollars (\$158,855.00) on the indebtedness secured by said mortgage, the said Freedom Mortgage Corporation, by and through Sirote & Permutt, P.C., as attorney for said Transferee, does hereby grant, bargain, sell and convey unto Freedom Mortgage Corporation all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 4 West Shelby County, Alabama; thence Northerly along the East line of said 1/4-1/4 664.60 feet to a point; thence 92 degrees, 05 minutes, 30 seconds to the left 505.42 feet to the Point of Beginning of the property being described; thence continue along last described course 136.30 feet to a point; thence 87 degrees, 58 minutes, 30 seconds to the left 101.50 feet to a point on the North right of way line of Shelby County Highway Number 13, thence 124 degrees, 21 minutes, 30 seconds to the left and Northeasterly along said right of way 189.23 feet to the Point of Beginning, said property being situated in the SE 1/4 of the SE 1/4 of Section 24, Township 20 South, Range 4 West.

TO HAVE AND TO HOLD the above described property unto Freedom 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, Freedom Mortgage Corporation, has caused this instrument to be executed by and through Sirote & Permutt, P.C., as attorney for said Transferee, and said Sirote & Permutt, P.C., as said attorney, has hereto set its hand and seal on this 6th day of March, 2019.

Freedom Mortgage Corporation

By: Sirote & Permutt, P.C.

Its: Attorney

By:

Jahan Berns, Esq.

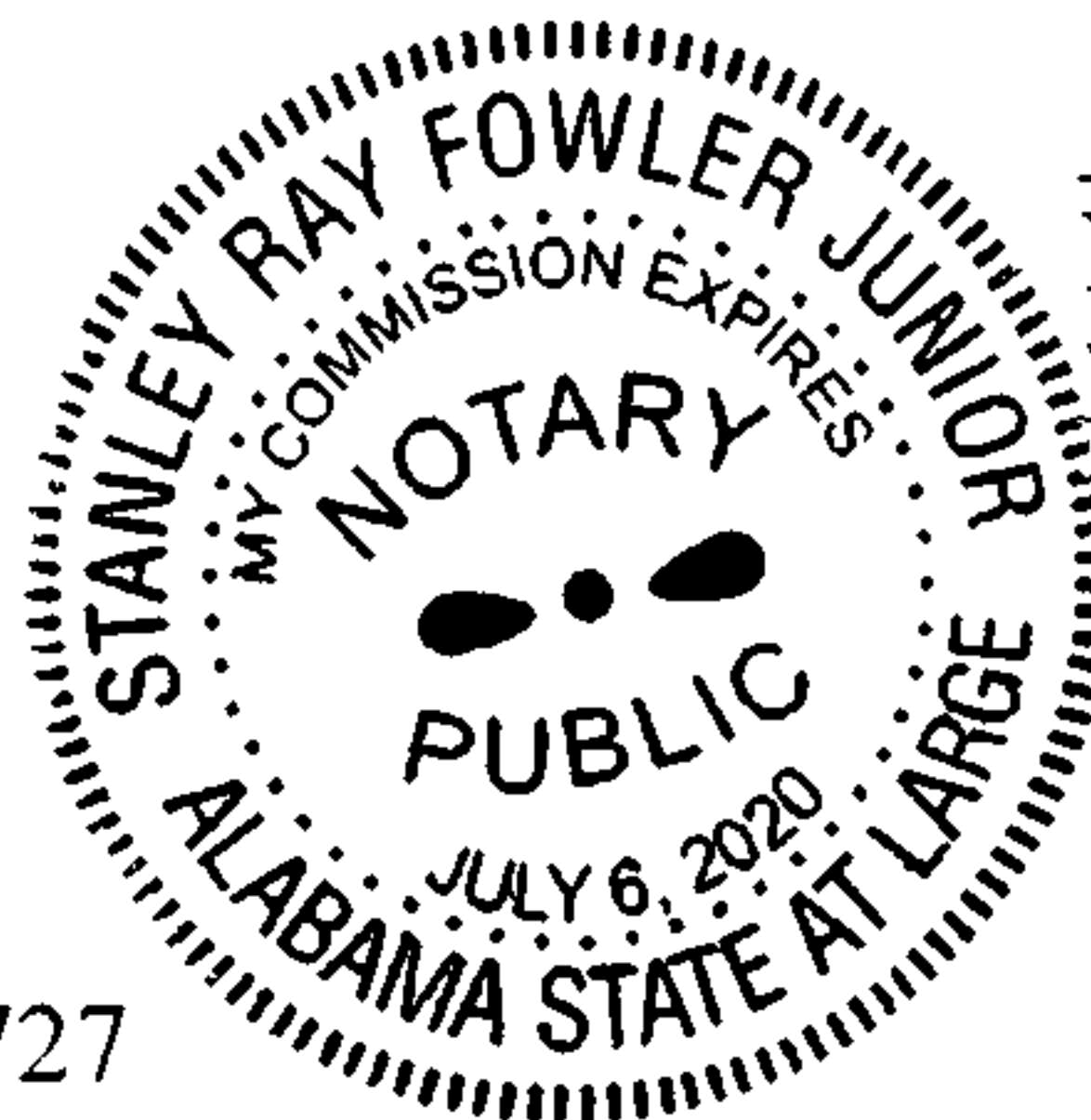
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jahan Berns, whose name as attorney of Sirote & Permutt, P.C., a professional corporation, acting in its capacity as attorney for Freedom Mortgage Corporation, 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 attorney and with full authority, executed the same voluntarily for and as the act of said professional corporation, acting in its capacity as attorney for said Transferee.

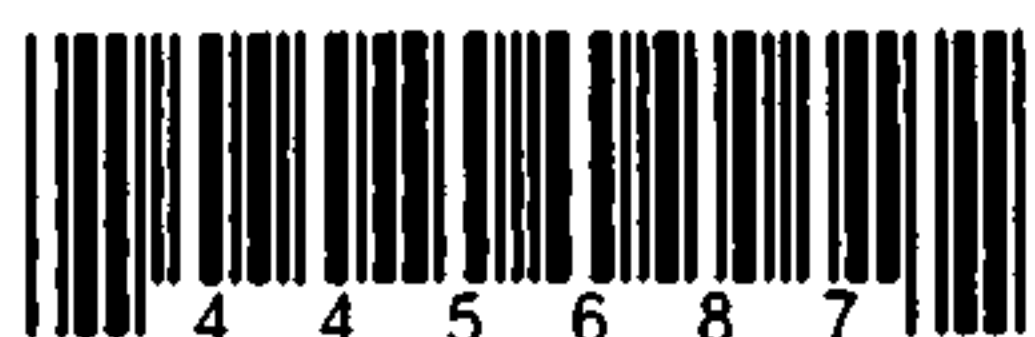
Given under my hand and official seal on this 6 day of March, 2019.

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



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	<u>Freedom Mortgage Corporation</u> <u>c/o Freedom Mortgage Corporation</u>	Grantee's Name	<u>Freedom Mortgage Corporation</u> <u>c/o Freedom Mortgage Corporation</u>
Mailing Address	<u>10500 Kincaid Drive, Suite 300</u> <u>Fishers, IN 46037</u>	Mailing Address	<u>10500 Kincaid Drive, Suite 300</u> <u>Fishers, IN 46037</u>
Property Address	<u>8271 Hwy 13</u> <u>Helena, AL 35080</u>	Date of Sale	<u>03/05/2019</u>
		Total Purchase Price	<u>\$158,855.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Foreclosure Bid Price
<input type="checkbox"/> 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 3/6/19

☐ Unattested _____
(verified by)

Print Johnathan Byrd
Sign [Signature]
(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/08/2019 09:33:02 AM
\$29.00 CHERRY
20190308000074460

Allen S. Byrd