

SEND TAX NOTICE TO:  
Cenlar FSB  
Attn: FC Department  
425 Phillips Blvd.  
Ewing, NJ 08618

20190308000074600  
03/08/2019 10:19:12 AM  
FCDEEDS 1/4

STATE OF ALABAMA        )  
SHELBY COUNTY            )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 18th day of June, 2015, John B. McMillan and Julie R. McMillan, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for FBC Mortgage, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20150702000223110; having been modified by Loan Modification Agreement recorded in Instrument Number 20161117000423730, said mortgage having subsequently been transferred and assigned to FBC Mortgage, LLC, by instrument recorded in Instrument number 20160727000261190, 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 FBC Mortgage, LLC 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 January 9, 2019, January 16, 2019, and January 23, 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 FBC Mortgage, LLC 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, FBC Mortgage, LLC was the highest bidder and best bidder in the amount of One Hundred Seventy-Three Thousand Six Hundred Forty-Eight And 23/100 Dollars (\$173,648.23) on the indebtedness secured by said mortgage, the said FBC Mortgage, LLC, by and through Sirote & Permutt, P.C., as attorney for said Transferee, does hereby grant, bargain, sell and convey unto FBC Mortgage, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 22, Golden Meadows Subdivision, according to the plat thereof, recorded in Map Book 38, page 80, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto FBC Mortgage, 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, FBC Mortgage, LLC, 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 6<sup>th</sup> day of March, 2019.

FBC Mortgage, LLC

By: Sirote & Permutt, P.C.  
Its: Attorney

By: [Signature]  
Rebecca Redmond, Esq.

STATE OF ALABAMA )

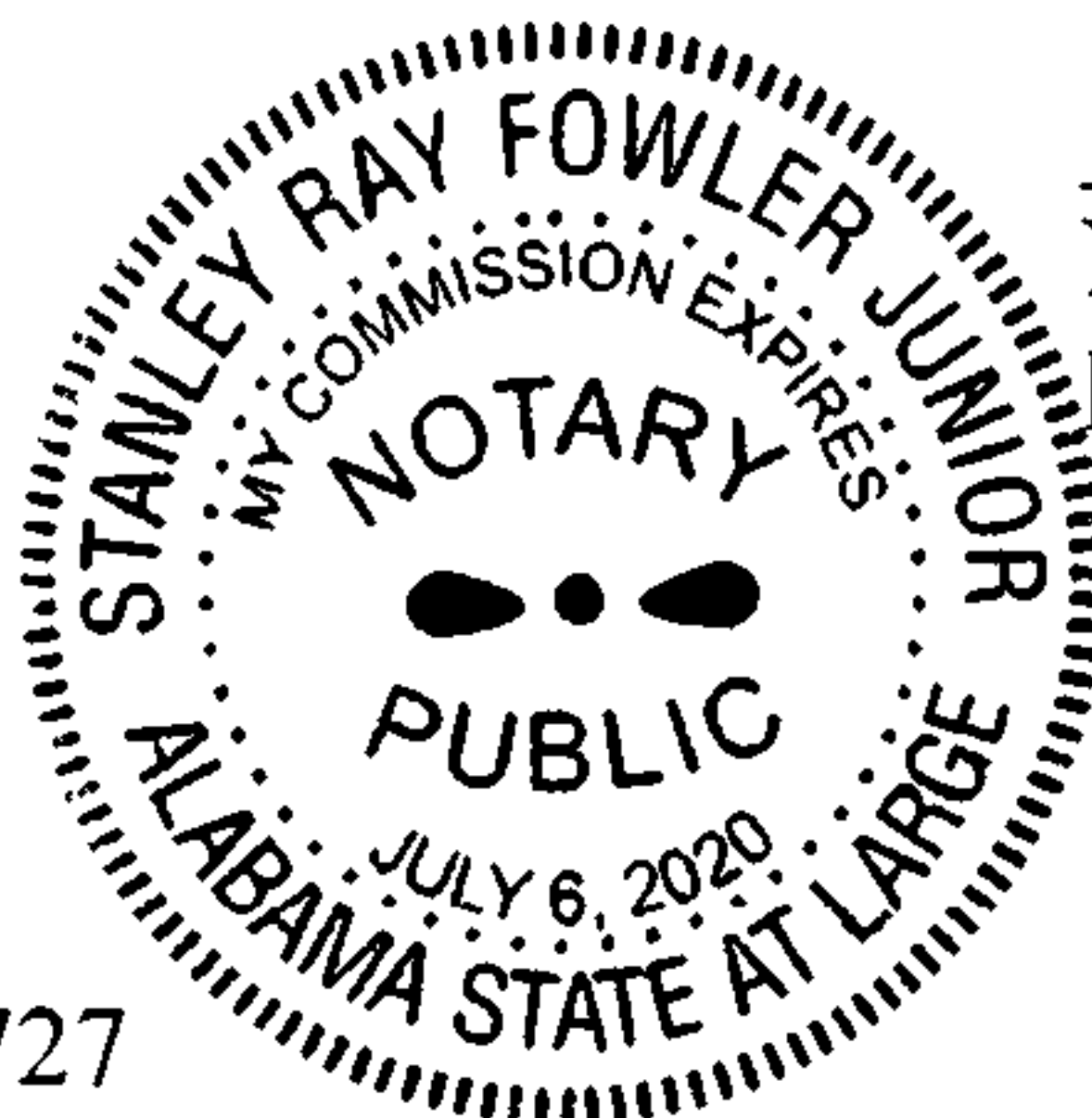
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca Redmond, whose name as attorney of Sirote & Permutt, P.C., a professional corporation, acting in its capacity as attorney for FBC Mortgage, LLC, 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.

[Signature]  
Notary Public  
My Commission Expires: [Signature]

This instrument prepared by:  
Rebecca Redmond  
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 FBC Mortgage, LLC  
c/o Cenlar FSB

Grantee's Name FBC Mortgage, LLC  
c/o Cenlar FSB

Mailing Address Attn: FC Department  
425 Phillips Blvd.  
Ewing, NJ 08618

Mailing Address Attn: FC Department  
425 Phillips Blvd.  
Ewing, NJ 08618

Property Address 176 Golden Meadows Dr  
Alabaster, AL 35007

Date of Sale 03/05/2019

Total Purchase Price \$173,648.23

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 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 10:19:12 AM  
 \$25.00 CHERRY  
 20190308000074600

Allen S. Byrd