

## FORECLOSURE DEED

STATE OF ALABAMA       )  
                                      )  
SHELBY COUNTY            )

### KNOW ALL MEN BY THESE PRESENTS:

**WHEREAS**, on to-wit, April 19, 2007, Benjamin S. Hostetter, an unmarried man, ("Mortgagors"), executed a certain mortgage ("Mortgagee") to Mortgage Electronic Registration Systems, Inc., solely as nominee for Mortgage Professionals, Inc. said Mortgage being recorded April 20, 2007 in Instrument Number 20070420000183360 in the Office of the Judge of Probate of Shelby County, Alabama; having been assigned to Trustmark National Bank by instrument recorded in Instrument Number 20190304000067180, in the Office of the Judge of Probate of Shelby County, Alabama.

**WHEREAS**, default was made in the payment of the indebtedness secured by said Mortgage, and Trustmark National Bank as holder, did declare all of the indebtedness secured by the said Mortgage, due and payable, and said Mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said Mortgage in accordance with the terms thereof, by U.S. Mail and by publication in Shelby County Reporter a newspaper published in Shelby County, Alabama, in its issues of 03/20/2019, 3/27/2019 and 4/3/2019.

**WHEREAS**, on April 26, 2019 the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Trustmark National Bank did offer for sale and sell at public outcry, in front of the Courthouse door, Shelby County, Alabama, the property hereinafter described; and

**WHEREAS**, the highest and best bid obtained for the property described in the Mortgage was the bid of Federal National Mortgage Association in the amount of One Hundred Sixteen Thousand Nine Hundred and 00/100 (\$116,900.00) Dollars, which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to Federal National Mortgage Association, as purchaser; and

**WHEREAS**, Paul K. Lavelle conducted said sale on behalf of Trustmark National Bank as holder; and

**WHEREAS**, the terms of the Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchases;

**NOW THEREFORE**, in consideration of the premises and the payment of One Hundred Sixteen Thousand Nine Hundred and 00/100 (\$116,900.00) Dollars, Mortgagors, by and through Trustmark National Bank, does grant, bargain, sell and convey unto Federal National Mortgage Association the following described real property situated in Shelby County, Alabama to wit:

Lot 182, according to the Final Plat Stone Creek, Phase 4, as recorded in Map Book 37, Page 44 in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD**, the above described property unto Federal National Mortgage Association, its successors, assigns and legal representatives; subject however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.




20190426000137470 1/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
04/26/2019 12:09:14 PM FILED/CERT

This instrument prepared by:  
Paul K. Lavelle  
SPINA & LAVELLE, P.C.  
One Perimeter Park South, Suite 400N  
Birmingham, Alabama 35243  
(205) 298-1800  
Attorneys for Mortgagee

Grantor:  
Trustmark National Bank  
201 County Place Parkway  
Suite B  
Pearl, MS 39208

Grantee:  
Federal National Mortgage Association  
PO Box 650043  
Dallas, TX 75265

Property Address:  
175 Moss Stone Lane  
Calera, AL 35040

  
20190426000137470 2/4 \$28.00  
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IN WITNESS WHEREOF, Trustmark National Bank as holder, has caused this instrument to be executed by and through Paul K. Lavelle, as auctioneer conducting said sale for said Mortgagee, and said Paul K. Lavelle, has hereto set hand and seal on this the 26th day of April, 2019.

BY: Benjamin S. Hostetter, Mortgagor(s)

BY: Trustmark National Bank,  
Mortgagee or Transferee of Mortgagee

BY: Paul K Lavelle  
(Sign)

BY: [Signature]  
(Print)  
Auctioneer and the person conducting said sale  
for the Mortgagee or Transferee of Mortgagee

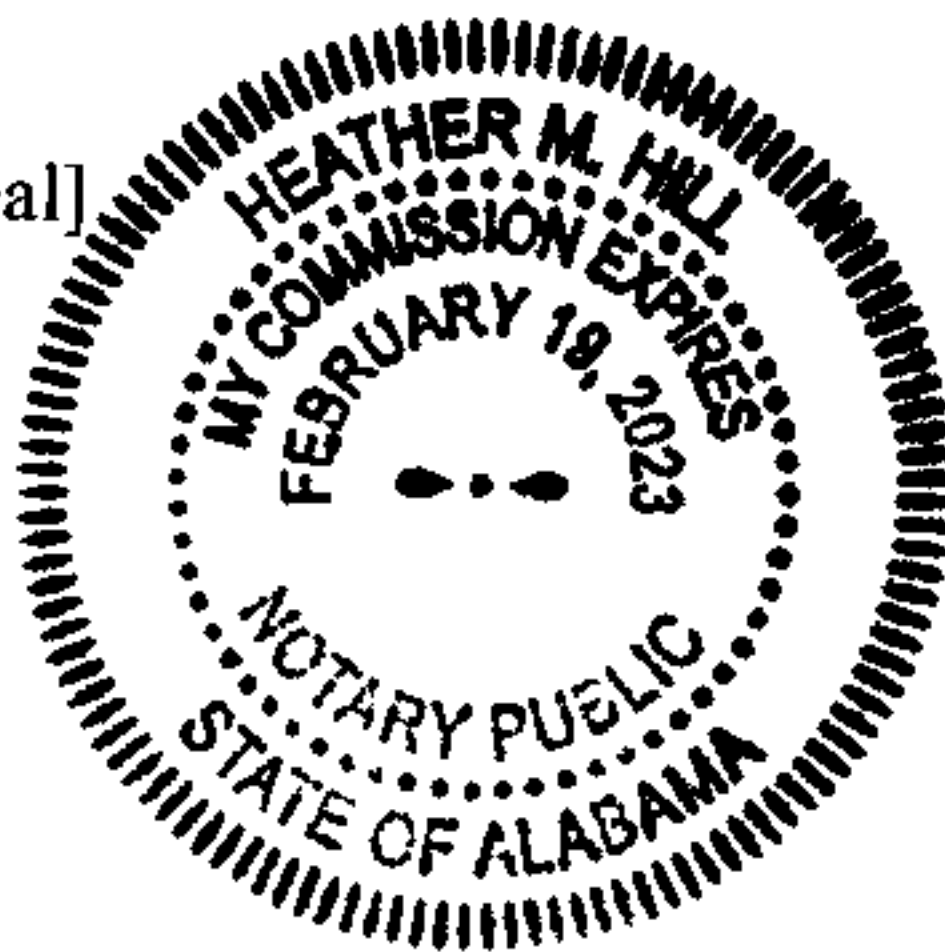
STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said in said State, hereby certify that Paul K. Lavelle, whose name as auctioneer and attorney in-fact for the Mortgagee, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of this conveyance, in capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of April, 2019.

[Notary Seal]



Heather M. Hill  
Notary Public  
My Commission Expires: 2/19/2023

20190426000137470 3/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
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Real Estate Sales Validation Form

*This Document must be filled in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: Benjamin S. Hostetter  
Mailing Address: 175 Moss Stone Lane  
Calera AL 35040

Grantee's Name Federal National Mortgage Association  
P.O Box 650043  
Dallas, TX 75265

Property Address: 175 Moss Stone Lane  
Calera, AL, 35040

Date of Sale: 04/26/2019

Total Purchase Price: \$116,900.00

or

Actual Value \$ \_\_\_\_\_

or

Actual 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 Deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address- provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address- provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

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: April 26, 2019


Unattested  
(verified by)

Spina & Lavelle, P.C.

By: Paul K. Lavelle Esq.

Sign: \_\_\_\_\_

As Attorney for: Trustmark National Bank

  
20190426000137470 4/4 \$28.00  
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