

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

20190523000176660
05/23/2019 11:34:44 AM
FCDEEDS 1/5

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 15th day of September, 2006, Leon Bradford Spradley, executed that certain mortgage on real property hereinafter described to Financial Freedom Senior Funding Corporation, a subsidiary of Indy Mac Bank, F.S.B., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060926000477960, said mortgage having subsequently been transferred and assigned to Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, by instrument recorded in Instrument number 20180830000312560, 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 Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust 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 26, 2018, October 3, 2018, and October 10, 2018; and

WHEREAS, on May 21, 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 Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust 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 National Mortgage Association was the highest bidder and best bidder in the amount of Forty-Five Thousand And 00/100 Dollars (\$45,000.00) on the indebtedness secured by said mortgage, the said Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, by and through Sirote & Permutt, P.C., as attorney for said Transferee, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

The entire Block G in Sterrett, Alabama, according to the Crum Survey of said town of Sterrett, Alabama, now on record in Probate Office in the County of Shelby, Alabama, except on lot owned by R. E. Cosper in the Southeast corner of said Block G, one hundred and fifty feet parallel with the Central of Georgia Railroad Company by one hundred feet.

Except that portion of the above described property previously deeded to A. J. Spradley, Jr. and Ozelene Spradley, and S. B. Spradley and Marguerite Spradley.

Said property also described as:

The entire Block G, according to the W.E. Crume's survey and map of the lands of R.J. Byers in the Town of Sterrett, Alabama, as recorded in Deed Book 11, Page 332, in the Probate Office of Shelby County, Alabama.

Less and except that part of Block G conveyed to R.E. Cosper in Deed 49, Page 58, being more particularly described as follows:

One lot 150 feet by 100 feet in Block G of W.E. Crume's Survey and map of the lands of R.J. Byers in the Town of Sterrett, described as beginning at the South corner of Lot G and run thence in a northeasterly direction along the west margin of High Street, a distance of 100 feet; run thence in a northwesterly direction parallel with the right-of-way of the Central of Georgia Railroad, a distance of 150 feet; run thence in a southwesterly direction a distance of 100 feet, more or less, to the southwest line of said



Block G; run thence in a southeasterly direction along the southwest line of Block G, and parallel with the right-of-way of Central of Georgia Railroad, a distance of 150 feet to the Point of Beginning, all according to W.E. Crume's Survey and map of the lands of R.J. Byers at Sterrett, Alabama; which said map is on record in the Probate Office of Shelby County, Alabama.

Also, less and except that part of Block G conveyed to S.B. Spradley and Marguerite Spradley in Deed Book 166, Page 121, being more particularly described as follows:

A part of Block G of the Crume's Survey of the Town of Sterrett, Alabama, as shown by the map thereof on record in the Probate Judge's Office of Shelby County, Alabama, and more particularly described as follows: Begin at the northeast corner of said Block G and run in a northwesterly direction, along the northern boundary of said Block G, a distance of one hundred forty-five (145) feet; thence in southerly, or southwesterly direction three hundred eighty (380) feet, more or less, to the northwest corner of the R. E. Cosper lot; thence in a southeasterly direction, along the most northern boundary of said Cosper lot, a distance of one hundred fifty (150), to the most eastern boundary of Block G; thence, in a northerly or northeasterly direction along the said most eastern boundary of said Block G, three hundred eighty (380) feet, more or less, to the Point of Beginning.

Also, less and except that part of Block G conveyed to A.J. Spradley, Jr. in Deed Book 228, Page 932 and to A.J. Spradley, Jr. and Ozelene Johnson Spradley in Deed Book 228, Page 935, being more particularly described as follows:

Part of Block G according to Crume's Survey of the Town of Sterrett, Alabama, as shown by map of said survey recorded In Deed Book 11, Page 332, in the Probate Office of Shelby County, Alabama, said parcel being more particularly described as follows: Begin at the west most corner of said Block G and run North, 45 degrees and 45 minutes East, 90 feet along the northwesterly line thereof; thence South 44 degrees, and 15 minutes East, 50 feet; thence South 45 degrees and 45 minutes West, 90 feet to the Southwesterly line of said Block; thence along same North 44 degrees and 15 minutes West, 50 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Also, less and except that part of Block G conveyed to S.B. Spradley and Marguerite Spradley in Deed Book 310, Page 419, being more particularly described as follows:

A part of Block G of the Crume's Survey of the Town of Sterrett, Alabama as recorded in Deed Book 11, Page 332 in the Probate Office of Shelby County, Alabama, more particularly described as follows: From the Northeast corner of Block G run North 44 degrees 15 minutes West along the North boundary of said Block G for 145.0 feet to the Point of Beginning of the land herein described; thence run South 45 degrees 45 minutes West parallel to the East boundary line of said Block G for 380 feet, more or less, to the Northwest corner of the R. E. Casper lot; thence run North 44 degrees 15 minutes West parallel to the South boundary line of said Block G for 40 feet; thence run in a northerly direction for 250 feet, more or less, to a point on the West boundary line of said Block G; thence run North 45 degrees 45 minutes East



along the West line of said Block G for 200 feet to the Northwest corner of Block G; thence run South 44 degrees 15 minutes East for 229 feet, more or less to the Point of Beginning.

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association 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, Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, 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 22nd day of May, 2019.

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust

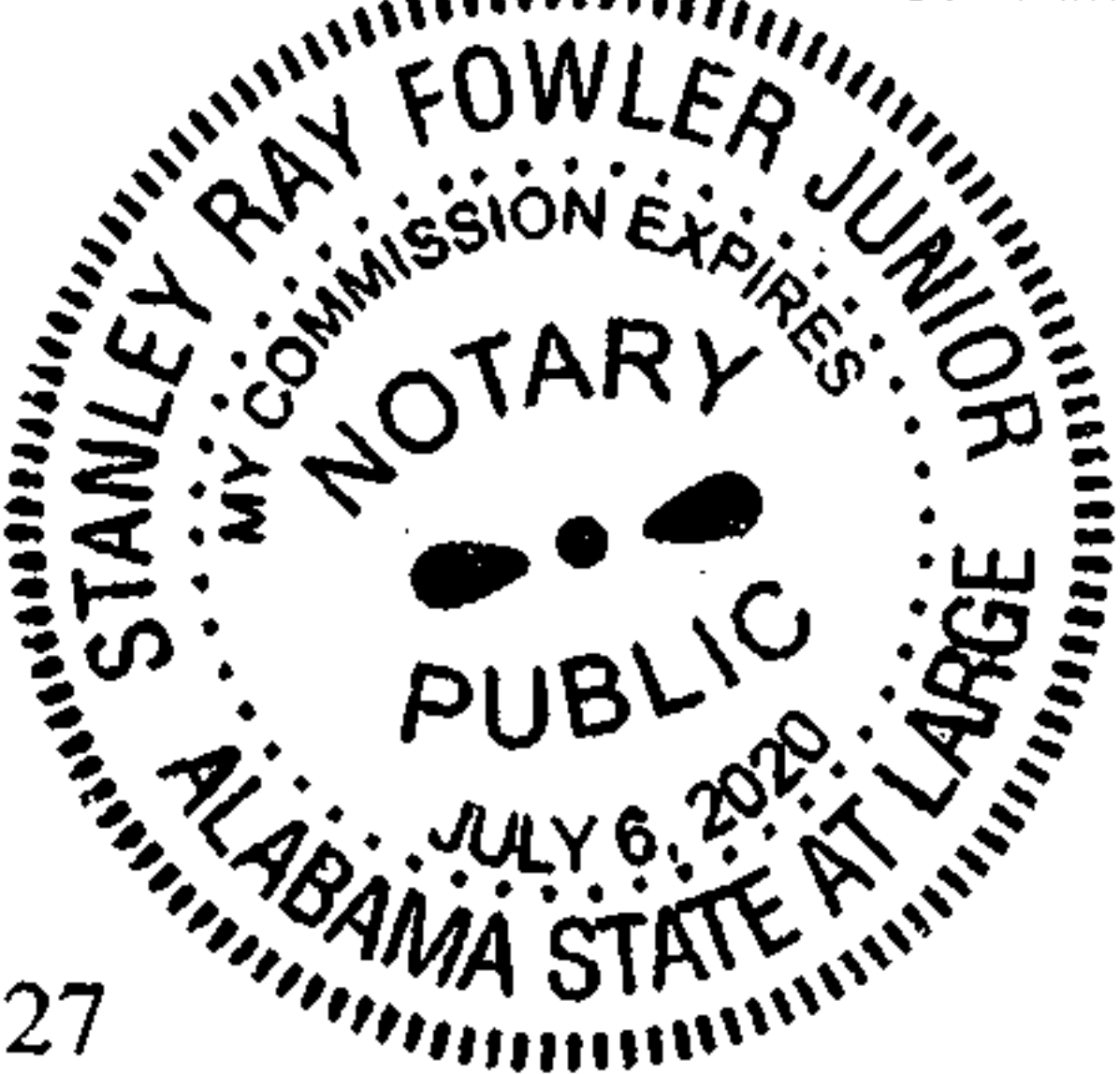
By: Sirote & Permutt, P.C.
Its: Attorney

By: [Signature]
Ginny Rutledge, Esq.

STATE OF ALABAMA)
JEFFERSON COUNTY)

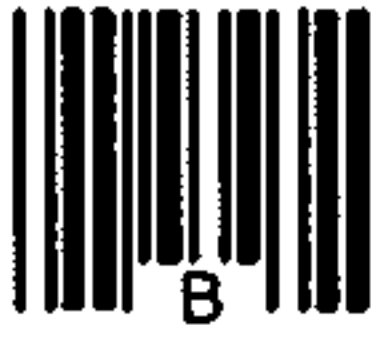
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ginny Rutledge, whose name as attorney of Sirote & Permutt, P.C., a professional corporation, acting in its capacity as attorney for Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, 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 22 day of May, 2019.



[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 Bank of New York Mellon Trust
Company, N.A. as Trustee for
Mortgage Assets Management
Series I Trust
c/o Celink

Grantee's Name Bank of New York Mellon Trust
Company, N.A. as Trustee for
Mortgage Assets Management
Series I Trust
c/o Celink

Mailing Address 3900 Capital City Blvd.
Lansing, MI 48906

Mailing Address 3900 Capital City Blvd.
Lansing, MI 48906

Property Address 95 Pumpkin Loop Rd
Sterrett, AL 35147

Date of Sale 05/21/2019

Total Purchase Price \$45,000.00

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 5/22/19

Print Johnathan Byrd

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

☐ Unattested
 (verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/23/2019 11:34:44 AM
 \$32.00 CHARITY
 20190523000176660

Johnathan Byrd