

SEND TAX NOTICE TO:
Federal National Mortgage Association
5600 Granite Parkway
Building VII
Plano, TX 75024

20190613000208800
06/13/2019 11:17:16 AM
FCDEEDS 1/4

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 21st day of January, 2010, Edward A. Woods and Lisa M. Woods, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Ally Bank Corp. f/k/a GMAC Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20100217000046740; Reformation Order recorded in Instrument Number 2018100200035220; , said mortgage having subsequently been transferred and assigned to Ocwen Loan Servicing, LLC, by instrument recorded in Instrument Number 2013007000400860, 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 Ocwen Loan Servicing, 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 May 15, 2019, May 22, 2019, and May 29, 2019; and

WHEREAS, on June 11, 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 Ocwen Loan Servicing, 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, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Two Hundred Seventy-Four Thousand Five Hundred Seventy-Six And 49/100 Dollars (\$274,576.49) on the indebtedness secured by said mortgage, the said Ocwen Loan Servicing, LLC, 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:

Commence at the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 11, Township 24 North, Range 13 East; thence South 87 degrees 57 minutes 16 seconds East and run 1071.48 feet; thence South 02 degrees 02 minutes 44 seconds West and run 215.74 feet to the point of beginning, said point being on the Southerly right of way line of County Road No. 6 and being on a curve to the right having a central angle of 01 degrees 11 minutes 27 seconds and a radius of 1611.10 feet; thence along the chord of said curve South 82 degrees 53 minutes 58 seconds East and run a chord distance of 33.49 feet to the end of said curve; thence along said right of way line South 82 degrees 18 minutes 14 seconds and run 150.11 feet to the intersection of Southerly right of way line of County Road No. 6 and the Westerly right of way line of County Road No. 67, said point being on a curve to the right having a central angle of 10 degrees 52 minutes 26 seconds and a radius of 412.25 feet; thence along the chord of said curve South 11 degrees 45 minutes 44 seconds West and run a chord distance of 78.12 feet to the end of said curve; thence South 17 degrees 11 minutes 58 seconds West along last described right of way line South 17 degrees 11 minutes 58 seconds and run 146.42 feet; thence North 72 degrees 48 minutes 03 seconds West and run 218.35 feet; thence North 25 degrees 59 minutes 29 seconds East and run 195.84 feet back 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, Ocwen Loan Servicing, 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 12th day of June, 2019.

Ocwen Loan Servicing, LLC

By: Sirote & Permutt, P.C.

Its: Attorney

By:

Jahan Berns, Esq.

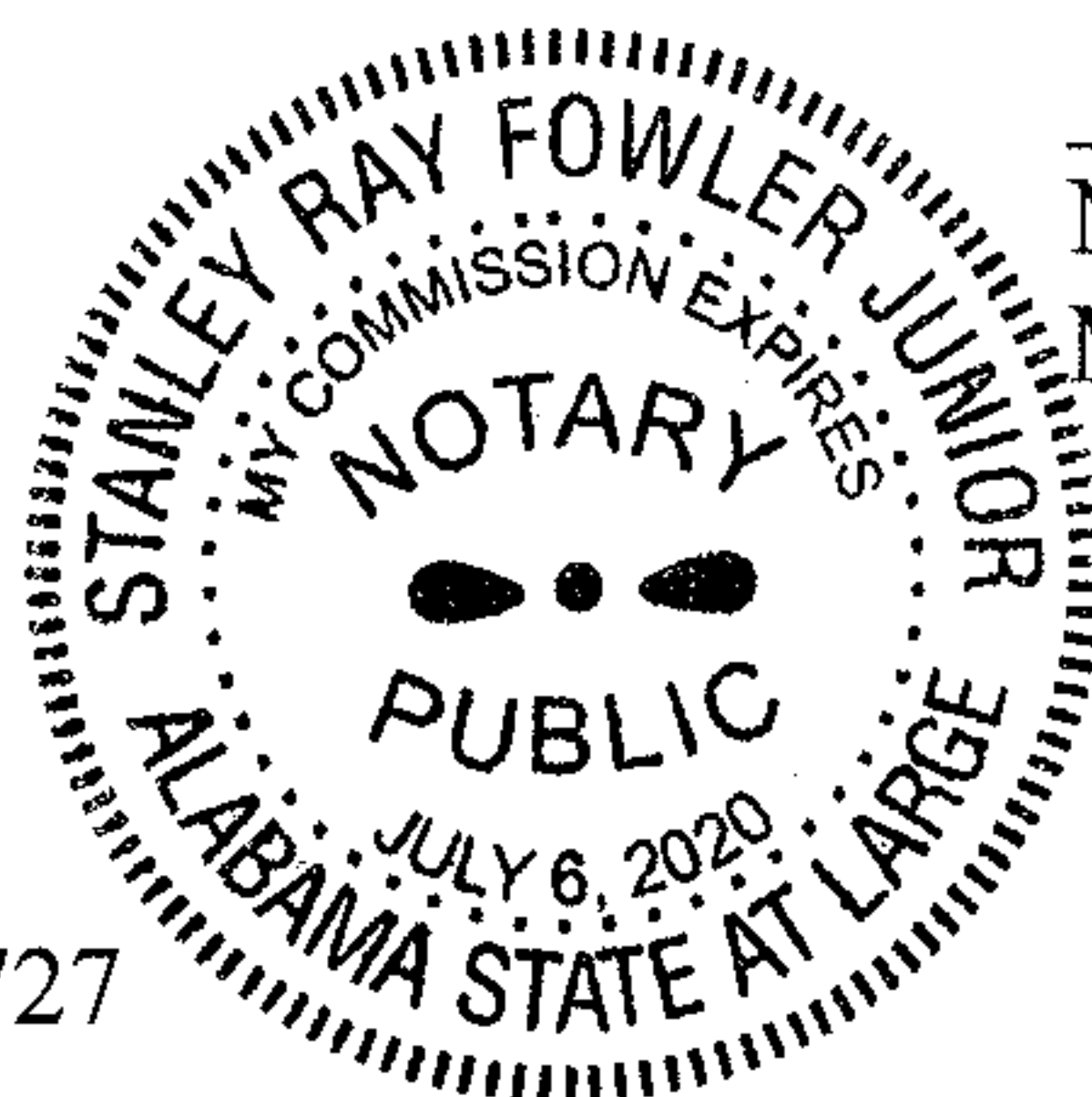
STATE OF ALABAMA)

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 Ocwen Loan Servicing, 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 12 day of June, 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 Ocwen Loan Servicing, LLC
c/o PHH MortgageGrantee's Name Federal National Mortgage AssociationMailing Address 2001 Leadenhall Road
Mt. Laurel, NJ 08054-5452
_____Mailing Address 5600 Granite Parkway
Building VII Plano
, TX, 75024Property Address 410 Hwy 6
Calera, AL 35040

_____Date of Sale 06/11/2019Total Purchase Price \$274,576.49

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 6/12/19Print Jonathan ByrdSign [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
06/13/2019 11:17:16 AM
\$31.00 CHERRY
20190613000208800

Allie S. Byrd