

SEND TAX NOTICE TO:  
Celinek  
3900 Capital City Blvd.  
Lansing, MI 48906

**20191017000382700**  
**10/17/2019 12:00:47 PM**  
**FCDEEDS 1/4**

STATE OF ALABAMA            )  
SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 14th day of June, 2006, Bobby Joe Talton and Gail Miles Talton, husband and wife, 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 20060626000305530, 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 20190717000254060, 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 4, 2019, September 11, 2019, and September 18, 2019; and

WHEREAS, on October 15, 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, Bank of America, National Association was the highest bidder and best bidder in the amount of One Hundred Fifteen Thousand And 00/100 Dollars (\$115,000.00) 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 Bank of America, National 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 Southwest corner of Section 34, Township 21 South, Range 1 East and run North 0 degrees 55 minutes West (Magnetic Bearing) a distance of 2342.98 feet to the Point of Beginning 40 feet East of the centerline of Shelby County Highway No. 77; thence turn an angle of 1 degrees 19 minutes to the left and run Northerly 40 feet right and parallel to the centerline of said county road a distance of 260.0 feet to a point on the South 40 foot right of way line of Shelby County Highway No. 28; thence turn an angle of 90 degrees 33 minutes to the right and run Easterly along the said right of way line a distance of 210.0 feet to a point; thence turn an angle of 89 degrees 27 minutes to the right and run Southerly and parallel to County Highway No. 77 a distance of 260.0 feet to a point; thence turn an angle of 90 degrees 33 minutes to the right and run Westerly and parallel to County Highway No. 28 a distance of 210.0 feet to Point of Beginning; situated in the Northwest corner of the Northwest 1/4 of Southwest 1/4, Section 34, Township 21 South, Range 1 East, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Bank of America, National 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 16<sup>th</sup> day of October, 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:   
Ginny Rutledge, Esq.

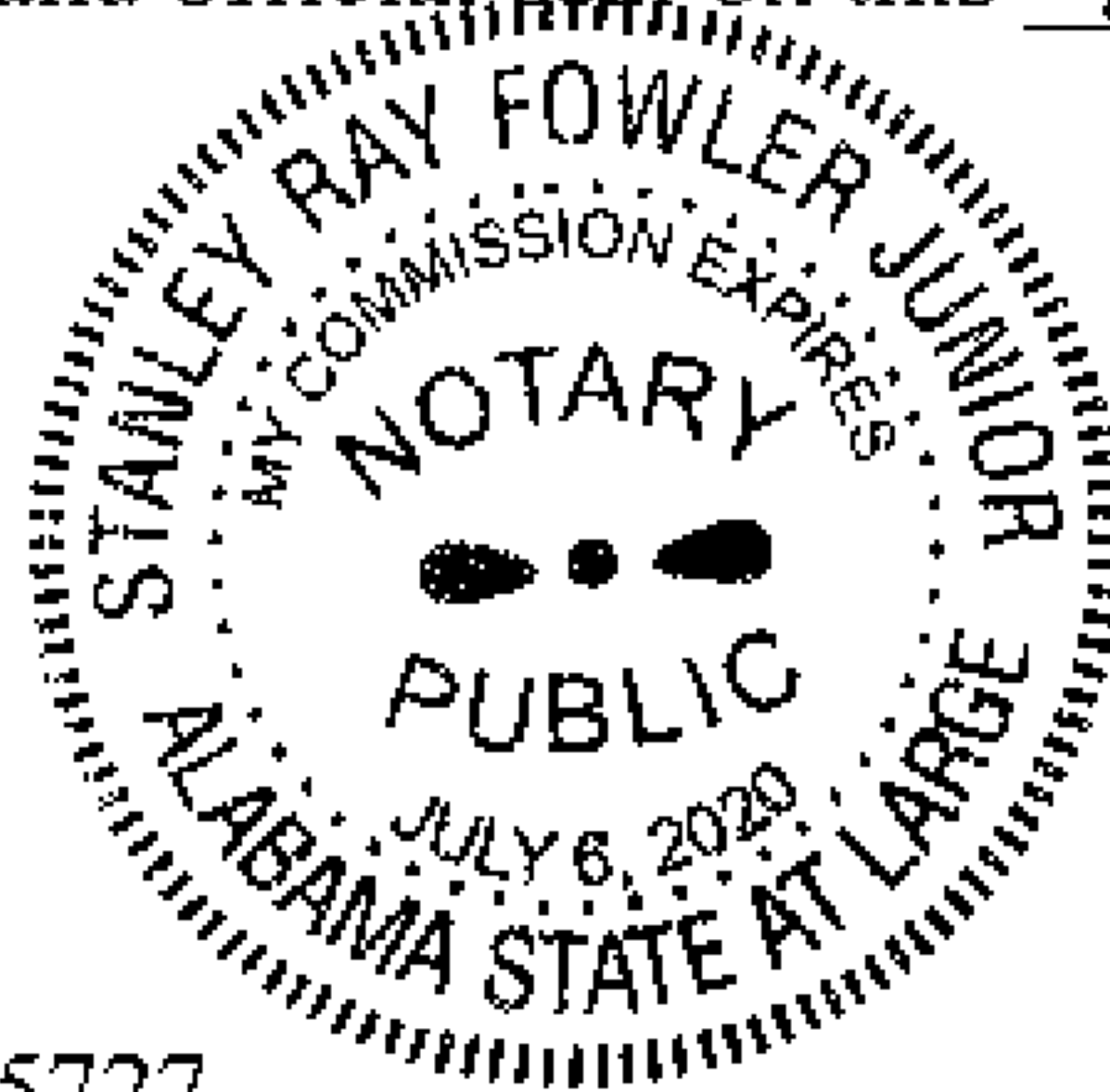
STATE OF ALABAMA )

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 16 day of October, 2019.

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



  
Notary Public  
My Commission Expires: 7-6-20



# 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.  
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Property Address 2550 Highway 77  
Columbiana, AL 35051

Date of Sale 10/15/2019

Total Purchase Price \$115,000.00

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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 10/16/19

☐ 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  
10/17/2019 12:00:47 PM  
\$150.00 CHERRY  
20191017000382700

Allen S. Byrd