

**THIS INSTRUMENT WAS PREPARED BY:**

Jason Tingle, Esq.  
244 Inverness Center Drive  
Suite 200  
Birmingham, AL 35242

**SEND TAX NOTICES TO:**

Freedom Mortgage Corporation  
907 Pleasant Valley Avenue  
Suite 3  
Mount Laurel, NJ 08054

**GRANTOR**

Harold T Whitley Sr  
399 Red Stick Rd  
Pelham, AL 35124

Erin C. Whitley  
399 Red Stick Rd  
Pelham, AL 35124

**GRANTEE**

Freedom Mortgage Corporation  
907 Pleasant Valley Avenue  
Suite 3  
Mount Laurel, NJ 08054

Property Address: 399 Red Stick Rd, Pelham, AL 35124  
Purchase Price: \$227,603.55\*\*\*Mortgagee credit\*\*\*  
Sale Date: October 21, 2019

STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on March 8, 2012, Harold T Whitley Sr and Erin C. Whitley, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Freedom Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20120320000095410; and subsequently transferred and assigned to Freedom Mortgage Corporation, and said assignment being recorded in Instrument Number, 20170926000349020; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper

published in said city by publication once a week for three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Freedom Mortgage Corporation ("Transferee") did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of August 28, 2019, September 4, 2019, September 11, 2019; and

WHEREAS, on October 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 and properly conducted, and Freedom Mortgage Corporation did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Shelby County Courthouse door in the Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Lansing Skidmore was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Freedom Mortgage Corporation; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Freedom Mortgage Corporation, in the amount of \$227,603.55, which sum of money Freedom Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and the said Freedom Mortgage Corporation, by and through Jason Tingle, as attorney for said Freedom Mortgage Corporation, does hereby GRANT, BARGAIN, SELL AND

CONVEY unto the said Freedom Mortgage Corporation, the following described property situated in Shelby County, Alabama, to-wit:

Lot 13, Block 2, according to the survey of Indian Wood Forest, Third Sector, as recorded in Map Book 7, Page 104, in the Probate Office of Shelby County, Alabama

The improvements thereon being known as: 399 Red Stick Road, Pelham, AL 35124

TO HAVE AND TO HOLD the above described property to Freedom Mortgage Corporation and its successors and assigns; 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.

IN WITNESS WHEREOF, Freedom Mortgage Corporation has caused this instrument to be executed by and through Jason Tingle, as attorney for said Transferee, and said Jason Tingle, as attorney for said Transferee, has hereto set his hand and seal on this the 21<sup>st</sup> day of October, 2019.

Freedom Mortgage Corporation

By: [Signature]  
Jason Tingle, Attorney for Transferee



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/22/2019 09:36:14 AM  
\$31.00 CHERRY  
20191022000388010

[Signature]

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jason Tingle, whose name as Attorney for Freedom Mortgage Corporation, 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 said conveyance, he, as such attorney for Freedom Mortgage Corporation and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 21<sup>st</sup> day of October, 2019.

[Signature]  
Notary Public  
My Commission Expires: 5/11/23

