

## FORECLOSURE DEED

STATE OF ALABAMA     )  
                                      )  
SHELBY COUNTY         )

20191226000476190  
12/26/2019 08:29:22 AM  
FCDEEDS 1/3

### KNOW ALL MEN BY THESE PRESENTS:

**WHEREAS**, on to-wit, November 30, 2006, Lynn M. Kendrick and Gary L. Kendrick, wife and husband, ("Mortgagors"), executed a certain mortgage ("Mortgage") to Mortgage Electronic Registration Systems, Inc. solely as a nominee for Mortgageamerica, Inc. said Mortgage being recorded December 4, 2006 in Instrument Number 20061204000585240; Corrected Mortgage Re-Recorded 01/11/2007 as instrument # 20070111000017370 in the Office of the Judge of Probate of Shelby County, Alabama; having been assigned to Ditech Financial LLC by instrument recorded in Instrument Number 20190326000096280, 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 Ditech Financial LLC 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 09/25/2019, 10/02/2019 and 10/09/2019.

**WHEREAS**, on December 16, 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 Ditech Financial LLC 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 two hundred ninety-nine thousand seventy-five and 46/100 (\$299,075.46) 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**, Lansing Skidmore conducted said sale on behalf of Ditech Financial LLC 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 two hundred ninety-nine thousand seventy-five and 46/100 (\$299,075.46) Dollars, Mortgagors, by and through Ditech Financial LLC, does grant, bargain, sell and convey unto Federal National Mortgage Association the following described real property situated in Shelby County, Alabama to wit:

Lot 464, according to the Final Plat of Stoneykirk at Ballantrae, Phase III, as recorded in Map Book 35, Page 11, in the Probate Office of Shelby County, Alabama.

This mortgage is second and subordinate to that certain mortgage executed by Lynn. M. Kendrick and Gary M. Kendrick to MortgageAmerica, Inc. dated November 30, 2006.

**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.

IN WITNESS WHEREOF, Ditech Financial LLC as holder, has caused this instrument to be executed by and through Lansing Skidmore, as auctioneer conducting said sale for said Mortgagee, and said Lansing Skidmore, has hereto set hand and seal on this the 19<sup>th</sup> day of December 2019.

BY: Lynn M. Kendrick, Mortgagor(s)

BY: Gary L. Kendrick, Mortgagor(s)

BY: Ditech Financial LLC,  
Mortgagee or Transferee of Mortgagee

BY:

(Sign) 

BY:

(Print) Lansing H. Skidmore III

Auctioneer and the person conducting said sale  
for the Mortgagee or Transferee of Mortgagee

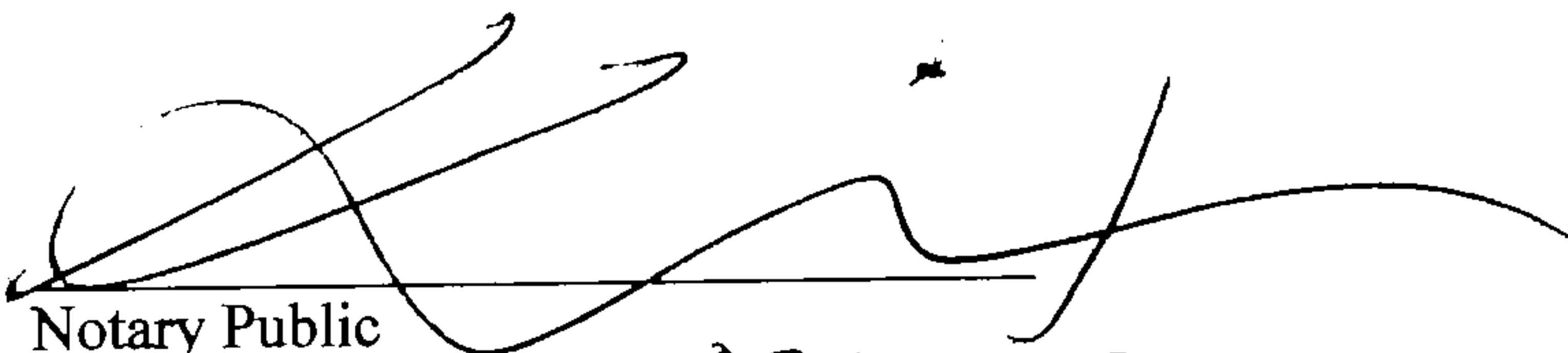
STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said in said State, hereby certify that Lansing Skidmore, 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 19<sup>th</sup> day of December 2019

[Notary Seal]

  
Notary Public  
My Commission Expires: 03.11.2023

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

KARLOS E. WRIGHT  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
My commission expires 03/11/2023.

Grantee/Send Tax Notice to:

Shellpoint Mortgage Servicing

55 Beattie Place, Suite 100

Greenville, SC 29601-2743

## Real Estate Sales Validation Form

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

Grantor's Name: Lynn M. Kendrick  
 Mailing Address: 1429 Stoneykirk Rd  
Pelham AL 35124

Grantee's Name Federal National Mortgage Association  
55 Beattie Place, Suite 100  
Greenville, SC 29601-2743

Property Address: 1429 Stoneykirk Rd  
Pelham, AL, 35124

Date of Sale:

Total Purchase Price: \$299,075.46

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: December 16, 2019Print: Danielle Parker

☐ Unattested

(verified by)

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  
 12/26/2019 08:29:22 AM  
 \$33.00 CHERRY  
 20191226000476190

*Alvin S. Bayl*