

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Mike W. Purdy, a married man, and wife, Teresa M. Purdy

KNOW ALL MEN BY THESE PRESENTS: That Mike W. Purdy, a married man, and wife, Teresa M. Purdy did, on to-wit, the June 25, 2001, execute a mortgage to Commercial Federal Mortgage Corporation, which mortgage is recorded in Instrument # at 2001-26607 on June 27, 2001, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1 as reflected by instrument recorded in Instrument #, 20050809000406910; Instrument #, 20180214000047600 and Instrument #, 20200206000050350 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of January 30, 2022, February 6, 2022, February 13, 2022; and

WHEREAS, on the March 23, 2022, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1 acting by and through Susie Nailen did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of ALLIANCE WEALTH BUILDERS, INC, in the amount of Eighty-Five Thousand Five Hundred Eighty Dollars and No Cents (\$85,580.00), which sum the said Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1 offered to credit on the indebttness secured by said mortgage and said property was thereupon sold to the said ALLIANCE WEALTH BUILDERS, INC, and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased; and

NOW, THEREFORE, in consideration of the premises and of Eighty-Five Thousand Five Hundred Eighty Dollars and No Cents (\$85,580.00), cash, the said Mike W. Purdy, a married man, and wife, Teresa M. Purdy, acting pursuant to the authority granted under the said mortgage to Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1, does or do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warrant contemplated by § 35-4-271 of the Code of Alabama (1975) unto ALLIANCE WEALTH BUILDERS, INC, the following described real estate situated in Shelby County, Alabama, to-wit:

All that part of the hereinafter described tract of land situated West of the Montevallo and Ashville paved highway to-wit; Commencing at a point on the South line of the SE 1/4 of the NW 1/4 of Section 23, Township 21, Range 3 West, where said line is intersected by the West right of way line of the Montevallo and Ashville Public Road, and run thence Northwardly along the West right of way line of said road for a distance of 28 rods to a point; thence run Westerly parallel with the South line of said SW 1/4 of NW 1/4 of Section 23, for 270 feet to the point of beginning of the lot herein described; thence continue West parallel with the South line of said 1/4-1/4 section a distance of 266 feet; thence run North parallel with the West right of way of said Montevallo-Ashville Public Road a distance of 198 feet to a point; thence turn to the right and run Easterly parallel with the South line of said 1/4-1/4 section 266 feet to a point; thence turn right and run in a Southerly direction parallel with the West line of said Montevallo-Ashville Public Road a distance of 198 feet to the point of beginning. Said lot lying in the SW 1/4 of the NW 1/4 of Section 23, Township 21, Range 3 West, Shelby County, Alabama.

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of SHELBY County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1, has caused this instrument to be executed by LOGS Legal Group LLP, as auctioneer and attorney conducting said sale and in witness whereof LOGS Legal Group LLP, has executed this instrument in his capacity as such auctioneer on this the March 23, 2022.

Mike W. Purdy, a married man, and wife, Teresa M. Purdy
Mortgagors

By: Federal Home Loan Mortgage Corporation, as Trustee for the
benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust,
Series 2019-1
Mortgagee or Transferee of Mortgagee

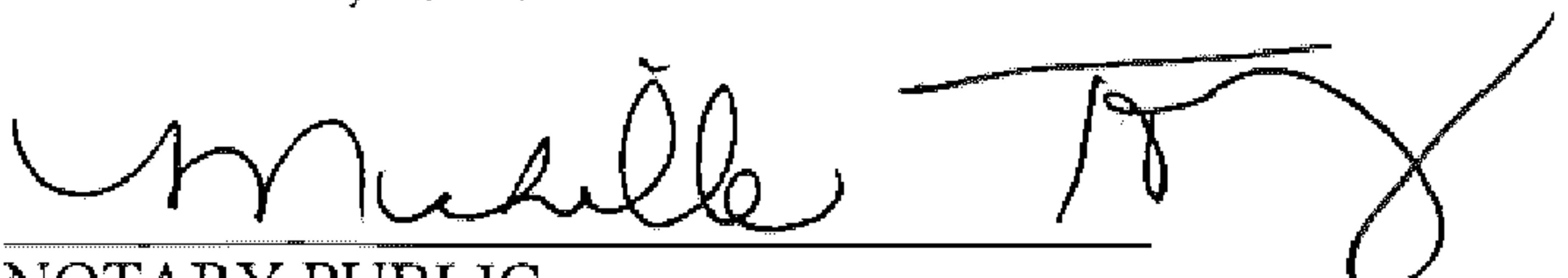
By: LOGS Legal Group LLP, as Auctioneer and attorney conducting
said sale for said Mortgagee or Transferee of Mortgagee.

By: 
Name: Andrew Vining

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

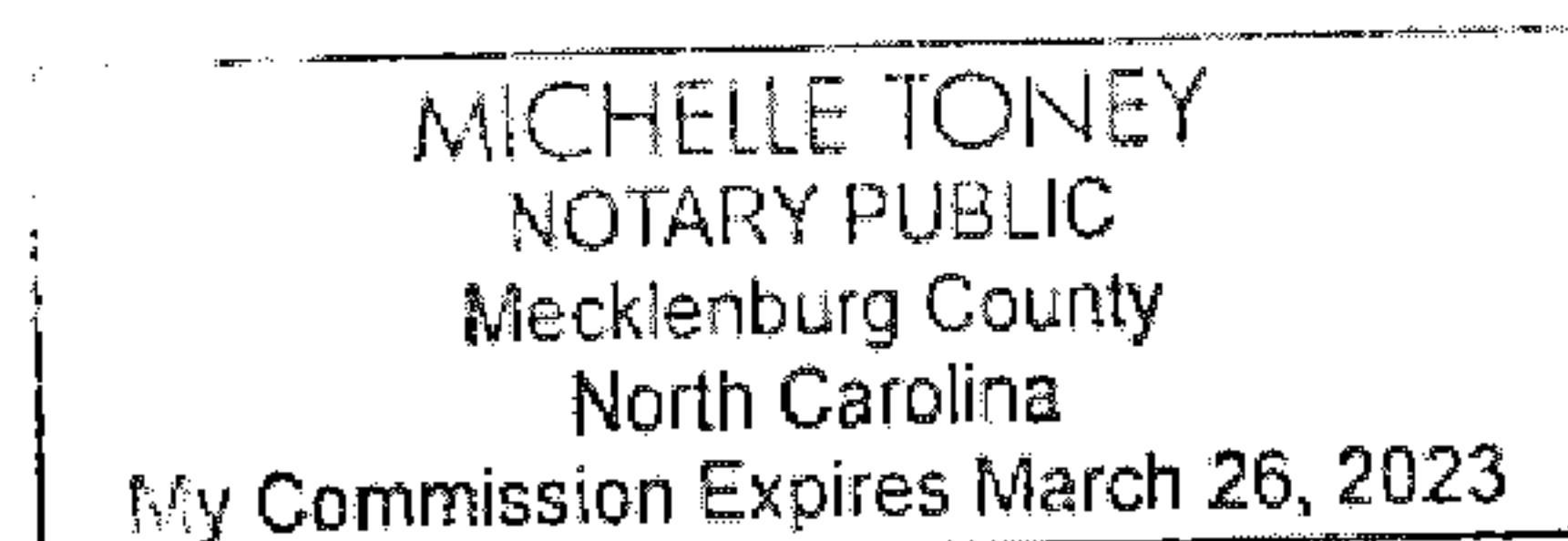
I, the undersigned, a Notary Public in and for said State and County, hereby certify that Andrew Vining, whose name as agent for LOGS Legal Group LLP is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as agent for LOGS Legal Group LLP and with full authority executed this instrument voluntarily on the day that bears that same date.

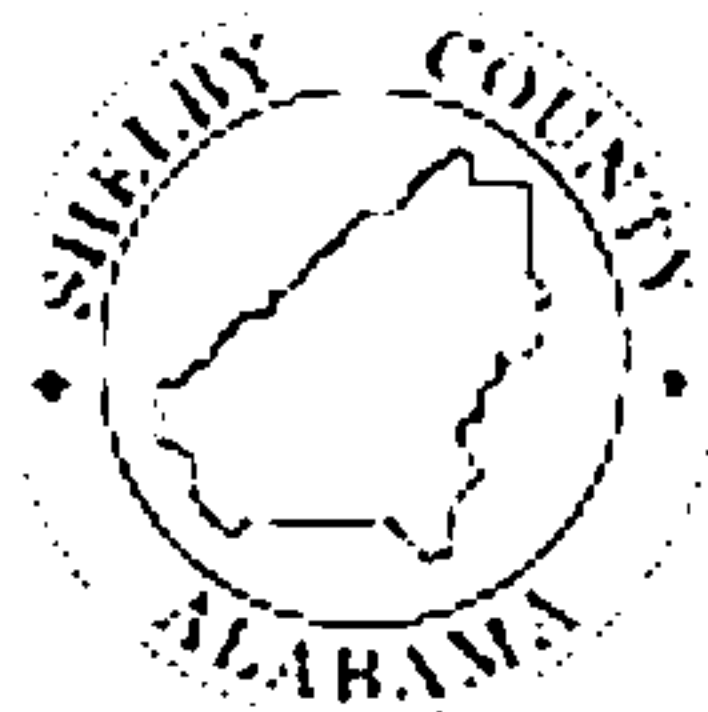
Given under my hand and official seal this March 29, 2022.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

Instrument prepared by:
Marie Davis
LOGS LEGAL GROUP LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
21-020666





Filed and Recorded 20220331000130660 03/31/2022 10:28:56 AM FCDEEDS 3/3
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/31/2022 10:28:56 AM
\$119.00 BRITTANI
20220331000130660

Allen S. Beyle

Real Estate Sales Validation Form

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

Grantor's Name	Mike W Purdy and Teresa M Purdy	Grantee's Name	Alliance Wealth Builders Inc
Mailing Address	LOGS Legal Group LLP 10130 Perimeter Pkwy Ste 400 Charlotte, NC 28216	Mailing Address	100 Century Park South Ste105 Vestavia Hills, AL 35226
Property Address	101 Shady Lane Alabaster, AL 35007	Date of Sale	3/23/2022
		Total Purchase Price	\$ 85,580.00
		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)

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.

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 3/31/2022

Print Jennifer Brown

☐ Unattested

Sign Jennifer Brown

(verified by)

(Grantor/Grantee/Owner/Agent) circle one