

SEND TAX NOTICE TO:  
Reverse Mortgage Solutions, Inc  
One Mortgage Way  
Mount Laurel, NJ 08054  
TB File No.: 21-01708

20220413000153330  
04/13/2022 03:39:46 PM  
FCDEEDS 1/4

STATE OF ALABAMA            )  
SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, November 24, 2009, Joyce Annette Young, a single person, executed that certain mortgage on real property hereinafter described to Urban Financial Group, which said mortgage was recorded in Instrument Number 20091203000445450 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Reverse Mortgage Solutions, Inc by instrument recorded in Instrument Number 20160930000357740 in the aforesaid Probate Office (hereafter "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 Reverse Mortgage Solutions, Inc 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

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Shelby County, Alabama, in its issues of September 5, 2021, September 12, 2021 and September 19, 2021; and

WHEREAS, on April 1, 2022, 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 Reverse Mortgage Solutions, Inc 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, Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. was the highest bidder and best bidder in the amount of Forty-Eight Thousand And 00/100 Dollars (\$48,000.00) on the indebtedness secured by said mortgage, the said Reverse Mortgage Solutions, Inc, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

Tract III, according to the plat of Spring Creek Homes situated in Section 11, Township 24 North, Range 15 East, as recorded in Map Book 17, Page 128, in the Probate Office of Shelby County.

TO HAVE AND TO HOLD the above described property unto Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc., 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, Reverse Mortgage Solutions, Inc, has caused this instrument to be

executed by and through Tiffany & Bosco, P.A., as attorney for said Transferee and said Tiffany &

Bosco, P.A., as said attorney, has hereto set its hand and seal on this 12<sup>th</sup> day of

April, 2022.

Reverse Mortgage Solutions, Inc

By: Tiffany & Bosco, P.A.

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 Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for Reverse Mortgage Solutions, Inc, 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 association, acting in its capacity as attorney for said (Transferee).

2022 Given under my hand and official seal on this 12 day of April,



This instrument prepared by:  
Ginny Rutledge, Esq.  
TIFFANY & BOSCO, P.A.  
2311 Highland Avenue South  
Suite 330  
Birmingham, Alabama 35205

  
Notary Public  
My Commission Expires: 7-6-24

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Reverse Mortgage Solutions, Inc	Grantee's Name	Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc.
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Mailing Address	One Mortgage Way Mount Laurel, NJ 08054	Mailing Address	One Mortgage Way Mount Laurel, NJ 08054
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Property Address     1958 Highway 46  
                                 Shelby, AL 35143

Date of Sale             April 1, 2022

Total Purchase Price     \$48,000.00

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)

☐ 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 4/11/22

Print Tiffany Sides

Sign Tiffany Sides

☐ Unattested

(verified by)

(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/13/2022 03:39:46 PM  
\$34.00 JOANN  
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*Allen S. Bayl*