

SEND TAX NOTICE TO:
Federal National Mortgage Association
13455 Noel Road, Suite 660
Dallas, TX 75240
TB File No.: 21-05817

20220413000153370
04/13/2022 03:42:46 PM
FCDEEDS 1/4

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, October 12, 2001, Excer Starkey, an unmarried man, executed that certain mortgage on real property hereinafter described to MIT Lending, which said mortgage was recorded in Instrument Number 2001-45217 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Community Loan Servicing, LLC fka Bayview Loan Servicing, LLC by instrument recorded in Instrument No. 20171023000383850 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 Community Loan Servicing, LLC fka Bayview Loan Servicing, LLC 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

20220413000153370 04/13/2022 03:42:46 PM FCDEEDS 2/4
newspaper of general circulation published in Shelby County, Alabama, in its issues of March 13, 2022,
March 20, 2022 and March 27, 2022; and

WHEREAS, on April 4, 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 Community Loan Servicing, LLC fka Bayview Loan Servicing, LLC 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, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Eighty-Seven Thousand Nine Hundred Sixteen And 31/100 Dollars (\$87,916.31) on the indebtedness secured by said mortgage, the said Community Loan Servicing, LLC fka Bayview Loan Servicing, LLC, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto Federal National Mortgage Association all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

Lot 2, according to the survey of Slate Rock Valley, as recorded in Map Book 25, Page 23, in the Probate Office of Shelby County, Alabama.

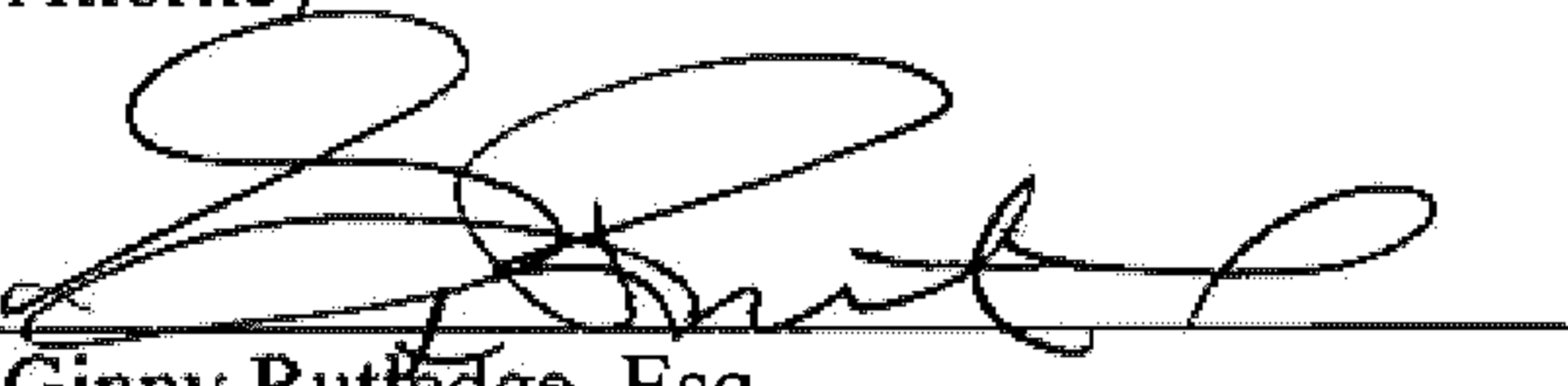
TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

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

12th day of April, 2022

Community Loan Servicing, LLC fka Bayview
Loan Servicing, LLC

By: Tiffany & Bosco, P.A.
Its: Attorney

By: 
Ginny Rutledge, Esq.

STATE OF ALABAMA)

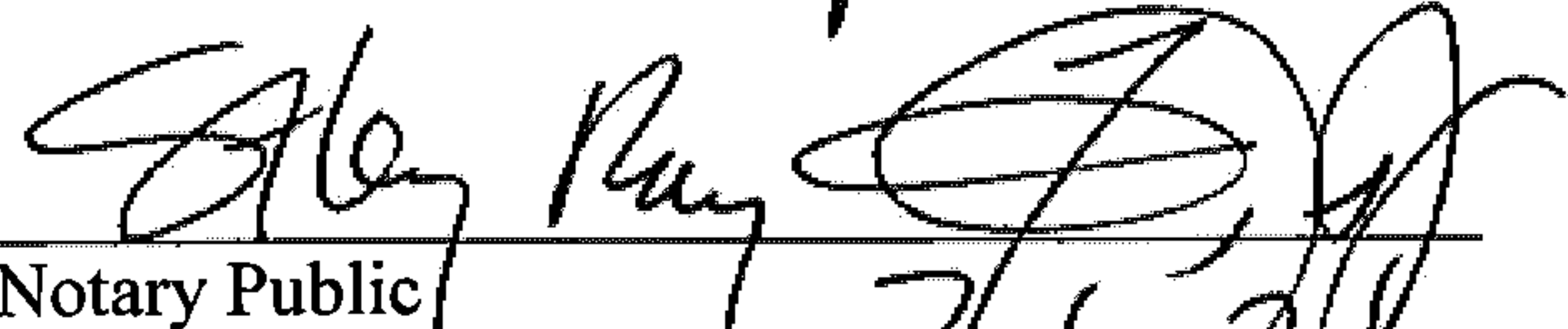
JEFFERSON COUNTY)

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 Community Loan Servicing, LLC fka Bayview Loan Servicing, LLC, 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).

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



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 | Community Loan Servicing, LLC fka Bayview Loan Servicing, LLC | Grantee's Name | Federal National Mortgage Association |
| Mailing Address | 4425 Ponce de Leon Blvd., 5th Floor Coral Gables, FL 33146 | Mailing Address | 4425 Ponce de Leon Blvd., 5th Floor Coral Gables, FL 33146 |

20220413000153370 04/13/2022 03:42:46 PM FCDEEDS 4/4

| | | | |
|------------------|--|-------------------------|----------------------|
| Property Address | <u>249 Seale Road</u> <u>Calera, AL 35040</u> | Date of Sale | <u>April 4, 2022</u> |
| | | Total Purchase Price | <u>\$87,916.31</u> |
| | | 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 type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other <u>Foreclosure Bid Price</u> |
| <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.

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

☐ Unattested _____
(verified by)

Print Tiffany Sides
Sign Tiffany Sides
(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 03:42:46 PM
\$32.00 CHERRY
20220413000153370

Allen S. Bayl