



20220706000266580 1/3 \$249.50
Shelby Cnty Judge of Probate, AL
07/06/2022 08:34:50 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Jason Tingle
Halliday, Watkins & Mann, P.C.
244 Inverness Center Drive
Birmingham, AL 35242

SEND TAX NOTICES TO:

Jack Freeman
432 65th Street
Tuscaloosa, AL 35405

GRANTOR

Bobbie Jo Bannick
1495 Highway 441
Wilsonville, AL 35186

GRANTEE

Jack Freeman
432 65th Street
Tuscaloosa, AL 35405

Timothy P. Bannick, Jr.
1495 Highway 441
Wilsonville, AL 35186

Property Address: 1495 Highway 441, Wilsonville, AL 35186
Purchase Price: \$217,407.00
Sale Date: June 10, 2022

STATE OF ALABAMA
COUNTY OF SHELBY

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)
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on July 10, 2015, Bobbie Jo Bannick and Timothy P. Bannick, Jr., executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for LoanDepot.com, LLC, its successors and assigns, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on July 29, 2015 as Instrument No. 20150729000258220; and subsequently transferred and assigned to Freedom Mortgage Corporation, and said assignment being recorded on January 31, 2022 as Document Number 20220131000041660 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

Shelby County, AL 07/06/2022
State of Alabama
Deed Tax: \$217.50



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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 April 10, 2022, April 17, 2022, April 24, 2022; and

WHEREAS, on June 10, 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 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 Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Deb Kilgore 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 Jack Freeman, in the amount of \$217,407.00, 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 Jack Freeman, the following described property situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND LYING IN THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER AND THE SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER, SECTION 19, TOWNSHIP 20 SOUTH, RANGE 2 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOW: STARTING AT AN IRON MARKER AT THE NORTHWEST CORNER OF THE SAID SOUTHEAST ONE QUARTER OF SOUTHEAST ONE QUARTER, SECTION 19, TOWNSHIP 20 SOUTH, RANGE 2 EAST, WHICH IS THE POINT OF BEGINNING, RUN SOUTHERLY ALONG THE WEST BOUNDARY LINE OF SAID SOUTHEAST ONE QUARTER OF SOUTHEAST ONE

QUARTER A DISTANCE OF 135.7 FEET TO AN IRON MARK THENCE TURN 90 DEGREES, 00 MINUTES TO THE LEFT AND RUN EASTERLY A DISTANCE OF 1185.7 FEET TO AN IRON MARKER ON THE WEST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 441 (YELLOW LEAF-ROBINSON PUBLIC ROAD) ; THENCE RUN NORTHEASTERLY ALONG SAID WEST RIGHT OF WAY LINE OF SAID HIGHWAY NO. 441 ALONG CURVE TO THE LEFT A DISTANCE OF 362.0 FEET TO AN IRON MARKER ON SAID WEST RIGHT OF WAY LINE OF SAID HIGHWAY NO. 441; THENCE FROM A CHORD TO THE PRECEDING IRON MARKER TURN AN ANGLE OF 103 DEGREES 15 MINUTES TO THE LEFT AND RUN WESTERLY 1,265.1 FEET TO AN IRON MARKER ON THE WEST BOUNDARY OF SAID NORTHEAST ONE QUARTER OF SOUTHEAST ONE QUARTER; THENCE RUN SOUTHERLY ALONG SAID WEST BOUNDARY LINE OF SAID NORTHEAST ONE QUARTER OF SOUTHEAST ONE QUARTER A DISTANCE OF 217.3 FEET TO THE POINT OF BEGINNING, ACCORDING TO UNDATED SURVEY OF LEWIS M. ARMSTRONG, RLS NO. 2201, SITUATED IN SHELBY COUNTY, ALABAMA

TO HAVE AND TO HOLD the above-described property to Jack Freeman and his 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 15th day of June, 2022.

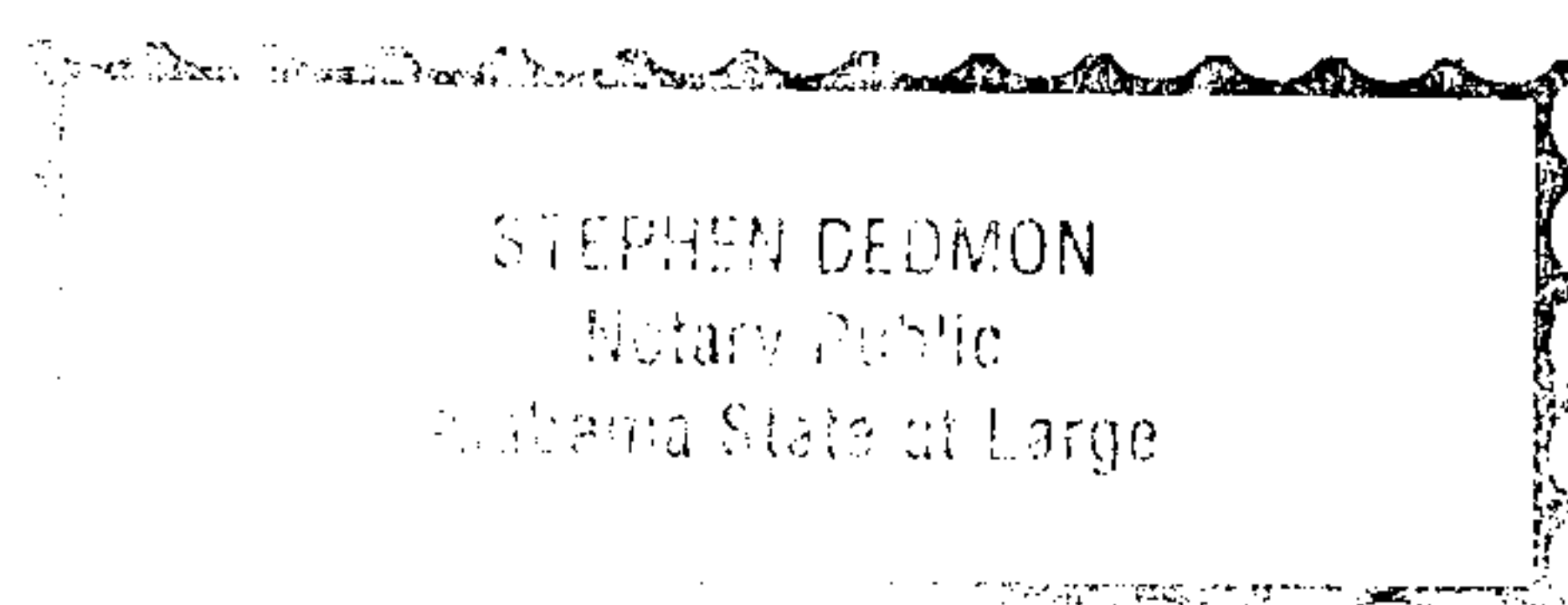
Freedom Mortgage Corporation

By: [Signature]
Jason Tingle, Attorney for Transferee

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 15th day of June, 2022.



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