

SEND TAX NOTICE TO:  
Federal National Mortgage Association  
13455 Noel Road, Suite 660  
Dallas, TX 75240  
TB File No.: 22-05254

20220831000339640  
08/31/2022 08:11:47 AM  
FCDEEDS 1/4

STATE OF ALABAMA            )  
SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, January 26, 2005, Nancy D. Davis, an unmarried woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Hometown Mortgage Services, Inc., which said mortgage was recorded in Instrument Number 20050203000056670 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to LoanCare, LLC by instrument recorded in Instrument No. 20220418000157500 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 LoanCare, 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 newspaper of general circulation published in Shelby County, Alabama, in its issues of July 24, 2022, July 31, 2022 and August 7, 2022; and

WHEREAS, on August 23, 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 LoanCare, 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-Four Thousand Nine Hundred Fifty-Six And 30/100 Dollars (\$84,956.30) on the indebtedness secured by said mortgage, the said LoanCare, 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 12, Block 4, according to the Map and Survey of Oak Mountain Estates, Third Sector, as recorded in Map Book 5, Page 83, 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.

IN WITNESS WHEREOF, LoanCare, LLC, 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 26<sup>th</sup> day of August, 2022

LoanCare, LLC

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

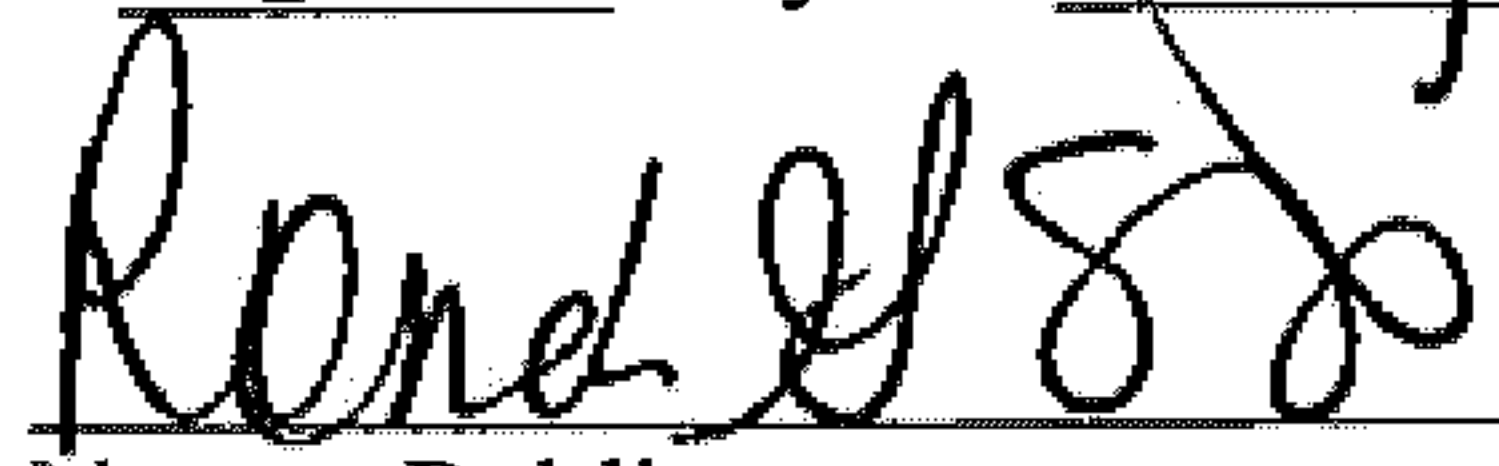
By:   
Ginny Rutledge, Esq.

STATE OF ALABAMA )

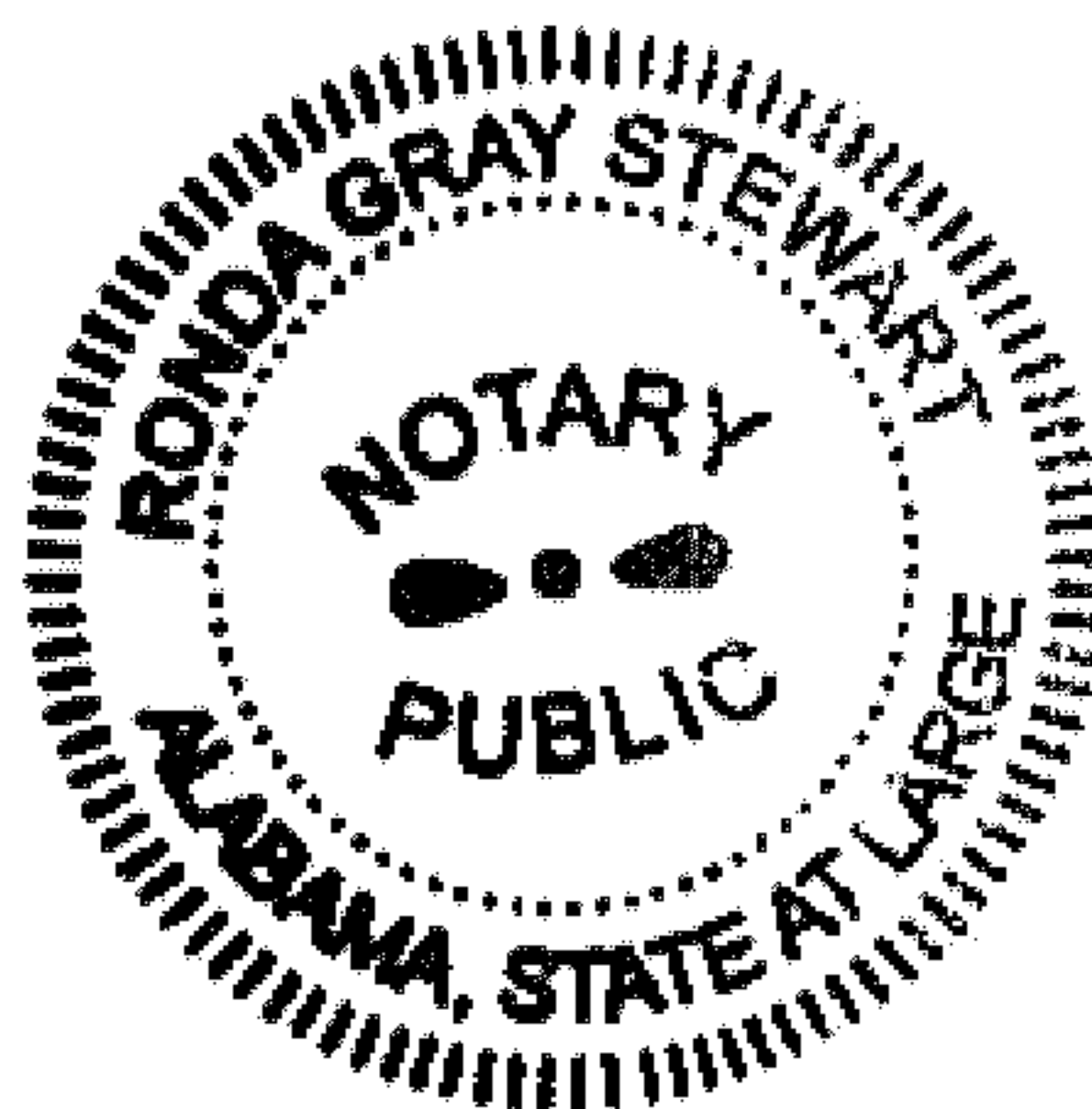
JEFFERSON COUNTY )

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 LoanCare, 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).

2022 Given under my hand and official seal on this 26<sup>th</sup> day of August,

  
Notary Public  
My Commission Expires: \_\_\_\_\_

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



**MY COMMISSION EXPIRES 03/28/2023**

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

Grantor's Name	LoanCare, LLC	Grantee's Name	Federal National Mortgage Association
Mailing Address	3637 Sentara Way Suite 303 Virginia Beach, VA 23452	Mailing Address	3637 Sentara Way Suite 303 Virginia Beach, VA 23452

Property Address	<u>608 Overhill Ln, Pelham, AL 35124</u>	Date of Sale	<u>August 23, 2022</u>
		Total Purchase Price	<u>\$84,956.30</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 Foreclosure Bid Price
<input type="checkbox"/> Closing Statement	

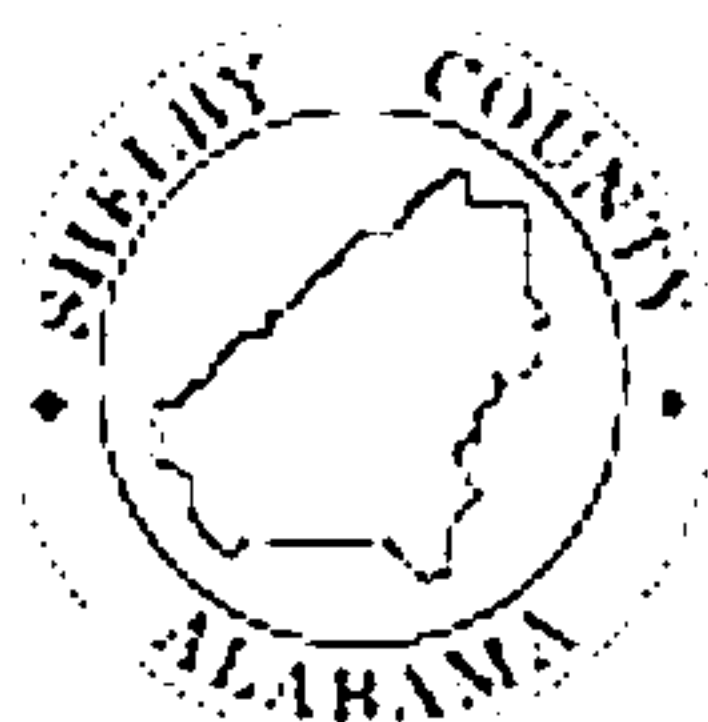
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 8-24-22

Print Lindsay Baldwin  
Sign Lindsay Baldwin  
(Grantor / Grantee / Owner / Agent) circle one

☐ Unattested  
(verified by) \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
08/31/2022 08:11:47 AM  
\$119.00 BRITTANI  
20220831000339640

*Allen S. Bayl*