

SEND TAX NOTICE TO:
The 2650 Trust, Melissa Horton as Trustee
4913 Old Hickory Cir
Birmingham, AL 35244

20230113000011430
01/13/2023 12:23:19 PM
FCDEEDS 1/4

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, February 19, 2016, Cameron Thomas Stewart and Jennifer W Stewart, Husband and Wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for InterLinc Mortgage Services, LLC, which said mortgage was recorded in Instrument Number 201602220000053250 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Freedom Mortgage Corporation by instrument recorded in Instrument Number 20220324000120360 in the aforesaid Probate Office 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 Freedom Mortgage Corporation 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 April 24, 2022, May 1, 2022 and May 8, 2022; and

WHEREAS, on January 6, 2023, the day on which the foreclosure was due to be held under the

Mortgage Corporation 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, The 2650 Trust, Melissa Horton as Trustee was the highest bidder and best bidder in the amount of One Hundred Forty-Two Thousand One Hundred And 00/100 Dollars (\$142,100.00) on the indebtedness secured by said mortgage, the said Freedom Mortgage Corporation, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto The 2650 Trust, Melissa Horton as Trustee all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

Commence at the SW corner of Section 34, Township 21 S, Range 1E, Shelby County, Alabama, being a 1/2 inch steel pin set by Goolsby L.S. 4849, in March of 1967; Thence N 0 degrees 55 minutes W (magnetic bearing) for a distance of 2342.49 Feet to a point, being the SW corner of a parcel of land deeded to Obby Joe Talton in 1970; Thence proceed N 4 degrees 50 minutes W (MB) for a distance of 340.7 feet to a point; Thence turn an angle of 3 degrees 47 minutes 55 seconds to the right and proceed for a distance of 70.00 feet to a point being the Point Of Beginning of the parcel of land herein described, said point also being on the East Right Of Way line of County Highway 77 and being a Point Of Beginning for a flared section of Right Of Way which was obtained by the county for the intersection of County Highway 77 and County Highway 28; Thence continue in the same direction along the East ROW of County Highway 77 for a distance of 453.00 feet to a point; Thence turn an angle of 88 degrees 56 minutes 30 seconds to the right and proceed for a distance of 210.00 feet; Thence turn an angle of 91 degrees 03 minutes 30 seconds to the right and proceed for a distance of 523.00 feet to a point, being a point on the North Right Of Way line of County Highway 28; Thence turn an angle of 88 degrees 56 minutes 30 seconds to the right and proceed for a distance of 140.00 feet along said North Right Of Way line of said County Highway 28 to a point; Thence turn an angle of 45 degrees 31 minutes 45 seconds to the right and proceed along a flared section obtained by the county for the intersection of County Highway 28 and County Highway 77, for a distance of 98.08 feet to the Point Of Beginning. Said parcel of land is lying in the SW 1/4 of the NW of Section 34, Township 21S, Range 1E, being situated in Shelby County, Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is

subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto The 2650 Trust, Melissa Horton as Trustee, 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, Freedom Mortgage Corporation, 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 January, 2023

Freedom Mortgage Corporation

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

By: [Signature]
Ginny Rutledge, Esq.

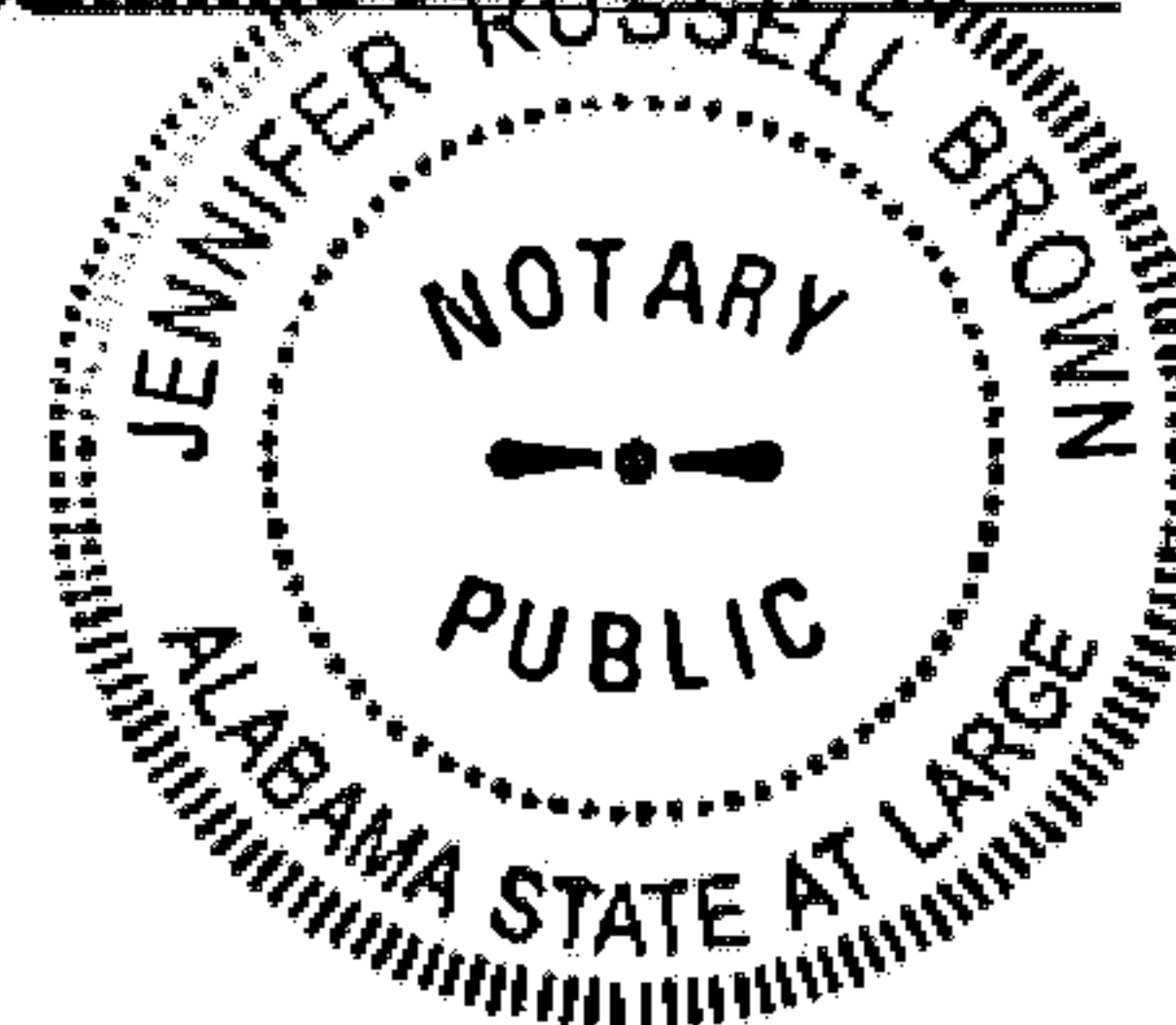
STATE OF ALABAMA)
JEFFERSON COUNTY)

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 Freedom Mortgage Corporation, 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 12th day of January, 2023

[Signature]
Notary Public
My Commission Expires **10/10/2023**

This instrument prepared by:
Ginny Rutledge, Esq.
TIFFANY & BOSCO, P.A.
2501 20th Place South
Suite 300
Homewood, Alabama 35223
TB File No.: 22-02541



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

Grantor's Name	Freedom Mortgage Corporation	Grantee's Name	The 2650 Trust, Melissa Horton as Trustee
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Mailing Address	c/o Freedom Mortgage Corporation 10500 Kincaid Dr. Suite 111 Fishers, IN 46037	Mailing Address	4913 Old Hickory Cir Birmingham, AL 35244
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Property Address	<u>2650 Hwy 77 N, Columbiana, AL 35051</u>	Date of Sale	<u>January 6, 2023</u>
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Total Purchase Price	<u>\$142,100.00</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)

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☒ <u>Other Foreclosure Bid Price</u>
☐ 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.

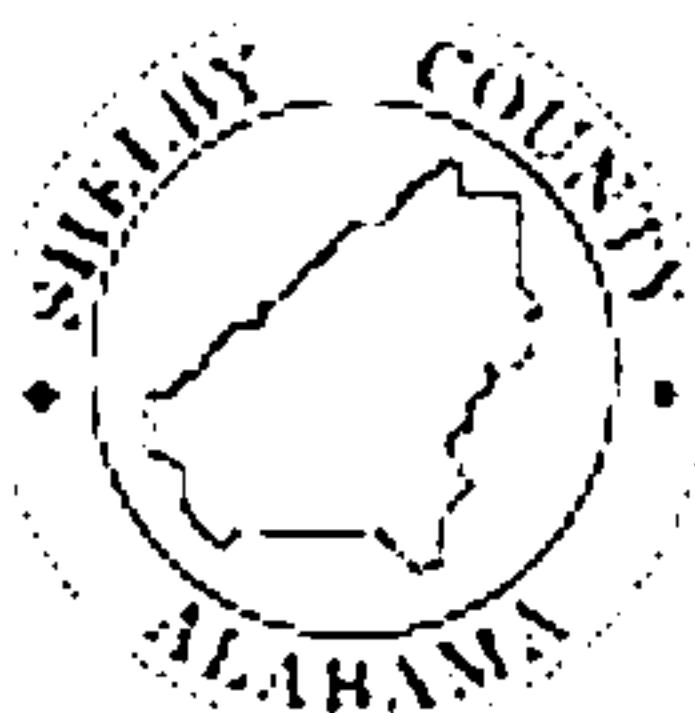
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1-11-2023

Print Jody Stratton

☐ Unattested
(verified by) _____

Sign Jody Stratton
(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/13/2023 12:23:19 PM
\$177.50 JOANN
20230113000011430

Allen S. Bayl