

SEND TAX NOTICE TO:  
Federal Home Loan Mortgage Corporation  
5000 Plano Parkway  
Carrollton, TX 75010  
TB File No.: 22-07940

STATE OF ALABAMA            )  
SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, February 7, 2017, David S Yates and Abigail V. Yates, husband and wife and Bobby Jerry Yates, a married man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Fairway Independent Mortgage Corporation, which said mortgage was recorded in Instrument No. 20170222000061780 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 No. 20220510000192070 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 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 March 19, 2023, March 26, 2023 and April 2, 2023; and

WHEREAS, on April 11, 2023, 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 Freedom 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, Federal Home Loan Mortgage Corporation was the highest bidder and best bidder in the amount of Four Hundred One Thousand Seven Hundred Eighteen And 54/100 Dollars (\$401,718.54) 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 Federal Home Loan Mortgage Corporation all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

Commence at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 24, Township 21 South, Range 1 West, thence North 00 degrees 43 minutes 29 seconds East a distance of 332.59 feet; thence North 89 degrees 29 minutes 36 seconds East a distance of 244.31 feet to the Point of Beginning. Thence South 00 degrees 36 minutes 57 seconds West a distance of 149.00 feet; thence South 74 degrees 16 minutes 56 seconds East a distance of 255.24 feet; thence North 81 degrees 46 minutes 33 seconds East a distance of 175.58 feet; thence North 00 degrees 36 minutes 57 seconds East a distance of 196.74 feet; thence South 89 degrees 29 minutes 36 seconds West a distance of 420.00 feet to the Point of Beginning.

30 foot ingress, egress and utility easement:

Commence at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 00 degrees 43 minutes 29 seconds East, a distance of 332.59 feet; thence North 89 degrees 29 minutes 36 seconds East, a distance of 244.31 feet; thence South 00 degrees 36 minutes 57 seconds West, a distance of 133.46 feet to the Point of Beginning of the centerline of a 30 foot ingress, egress and utility easement lying 15 feet either side of and parallel to described centerline; thence North 74 degrees 16 minutes 56 seconds West along said centerline a distance of 71.13 feet; thence South 52 degrees 46 minutes 08 seconds West along said centerline a distance of 161.72 feet; thence South 05 degrees 09 minutes 08 seconds East along centerline a distance of 185.83 feet; thence South 37 degrees 58 minutes 56 seconds East along said centerline a distance of 120.37 feet; thence South 59 degrees 24 minutes 11 seconds East along said centerline a distance of 224.31 feet; thence South 05 degrees 23 minutes 35 seconds East along said centerline a distance of 177.79 feet; thence South 49 degrees 37 minutes 51 seconds East along said centerline a distance of 275.34 feet; thence South 79 degrees 02 minutes 36 seconds East along said centerline a distance of 99.75 feet to the end of said easement.

Also: A 30 foot non-exclusive ingress, egress and utility easement across the Westerly part of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 24, Township 21 South, Range 1 West connecting the above described easement to the roadway.

TO HAVE AND TO HOLD the above described property unto Federal Home Loan Mortgage Corporation, 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 12<sup>th</sup> day of April, 2023

Freedom Mortgage Corporation

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 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).

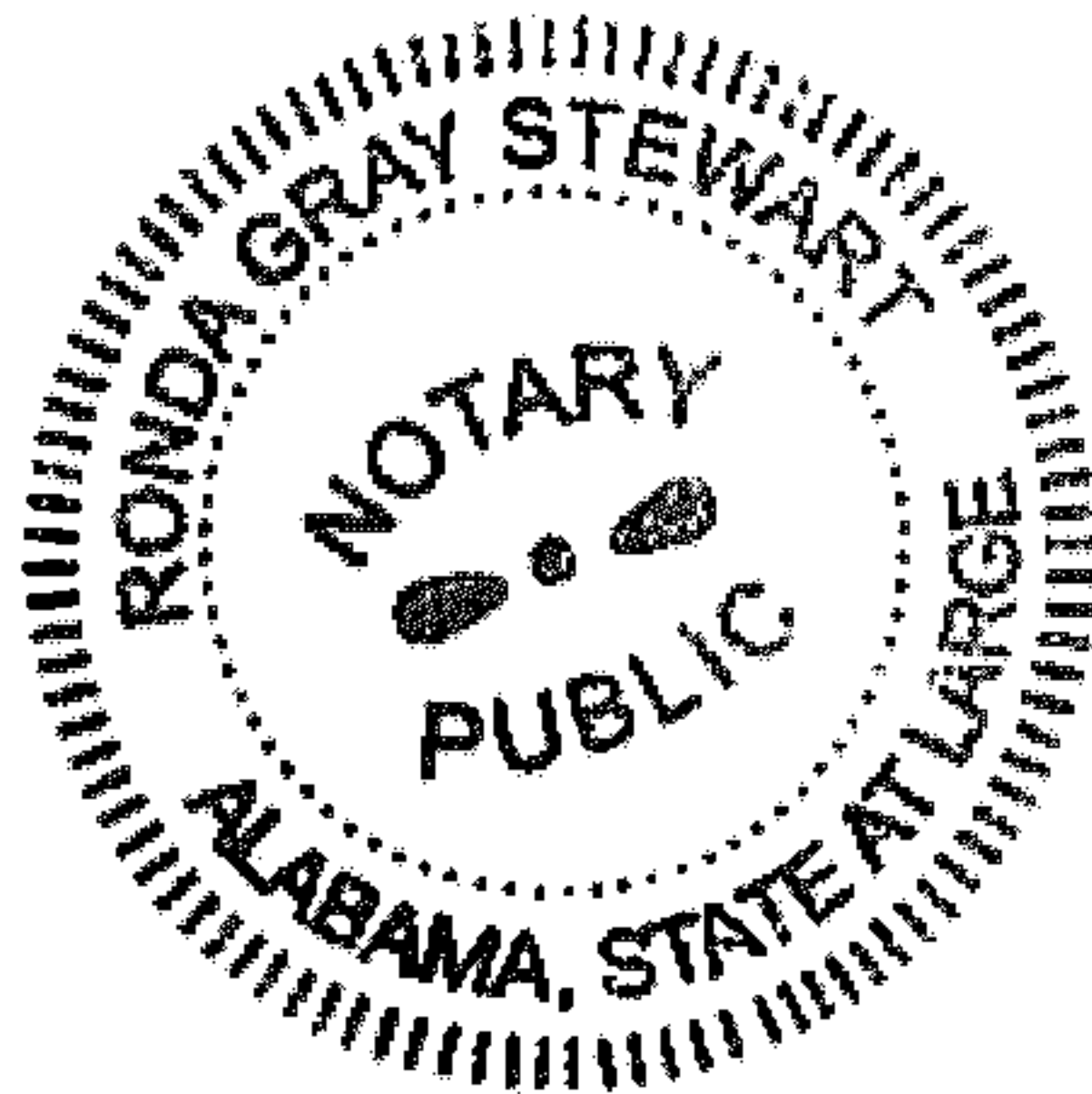
2023 Given under my hand and official seal on this 12<sup>th</sup> day of April,

  
Notary Public

My Commission Expires: \_\_\_\_\_

**MY COMMISSION EXPIRES 03/28/2027**

This instrument prepared by:  
Ginny Rutledge, Esq.  
TIFFANY & BOSCO, P.A.  
2501 20<sup>TH</sup> Place South  
Suite 300  
Homewood, Alabama 35223





**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	Federal Home Loan Mortgage Corporation
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Mailing Address	951 W Yamato Road, Suite 175	Mailing Address	951 W Yamato Road, Suite 175
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Boca Raton, FL 33431

Boca Raton, FL 33431

Property Address     409 Highway 30,  
Columbiana, AL 35051

Date of Sale     April 11, 2023

Total Purchase Price     \$401,718.54

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.

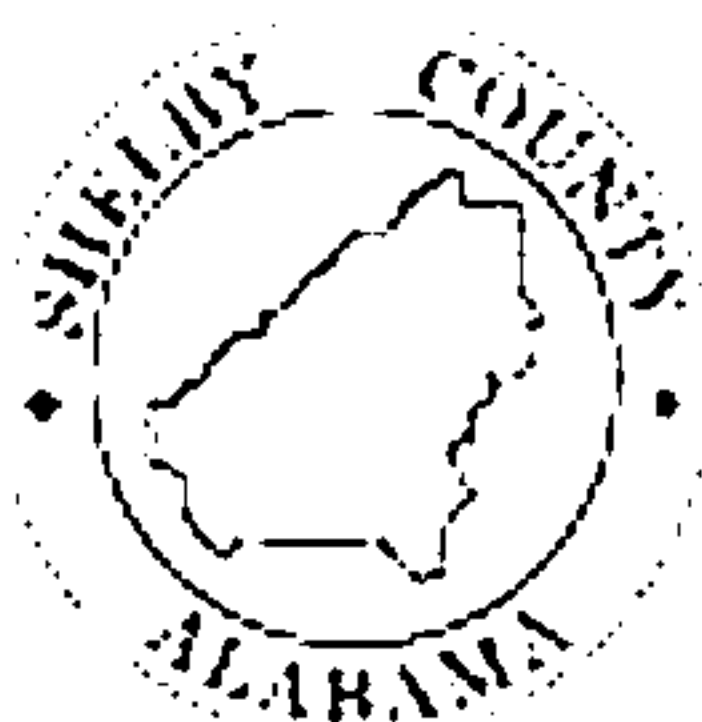
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 04/12/2023

Print Corey Johnson

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

Sign [Signature]  
 (Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/14/2023 10:42:22 AM  
 \$37.00 CHARITY  
 20230414000105190

Allen S. Bayl