



20230417000110220 1/3 \$272.50  
Shelby Cnty Judge of Probate, AL  
04/17/2023 11:29:49 AM FILED/CERT

**THIS INSTRUMENT WAS PREPARED BY:**

Michael Lindsey  
Halliday, Watkins & Mann, P.C.  
244 Inverness Center Drive  
Birmingham, AL 35242

**SEND TAX NOTICES TO:**

AA Alabama Real Estate LLC  
1332 River Walk CT  
Vestavia Hills, AL 35216

**GRANTOR**

Evan Robert Day  
545 Fieldstone Drive  
Helena, AL 35080

**GRANTEE**

AA Alabama Real Estate LLC  
1332 River Walk CT  
Vestavia Hills, AL 35216

Property Address: 545 Fieldstone Drive, Helena, AL 35080  
Purchase Price: \$240,287.00\*\*\*Mortgagee credit\*\*\*  
Sale Date: April 3, 2023

STATE OF ALABAMA  
COUNTY OF SHELBY

)  
)

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on August 9, 2019, Evan Robert Day, an unmarried man, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Zillow Home Loans, LLC fka Mortgage Lenders of America, L.L.C., its successors and assigns, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on August 15, 2019, as Instrument Number 20190815000296580; and subsequently transferred and assigned to Freedom Mortgage Corporation, and said assignment being recorded on May 2, 2022 as Document Number 20220502000177490 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 Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week

Shelby County, AL 04/17/2023  
State of Alabama  
Deed Tax: \$240.50

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 February 19, 2023, February 26, 2023, March 5, 2023; and

WHEREAS, on April 3, 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 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, Auction.com 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 AA Alabama Real Estate LLC, in the amount of \$240,287.00, 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 Michael Lindsey, as attorney for said Freedom Mortgage Corporation, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said AA Alabama Real Estate LLC, the following described property situated in Shelby County, Alabama, to-wit:

Lot 376, according to the Survey of Phase II, Fieldstone Park, Third Sector, as recorded in Map Book 20 Page 35 A & B in the Probate Office of Shelby County, Alabama

More commonly known as: 545 Fieldstone Drive, Helena, AL 35080

TO HAVE AND TO HOLD the above-described property to AA Alabama Real Estate LLC and its



20230417000110220 2/3 \$272.50  
Shelby Cnty Judge of Probate, AL  
04/17/2023 11:29:49 AM FILED/CERT



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 Michael Lindsey, as attorney for said Transferee, and said Michael Lindsey, as attorney for said Transferee, has hereto set his hand and seal on this the 4<sup>th</sup> day of April, 2023.

Freedom Mortgage Corporation

By: [Signature]  
Michael Lindsey, Attorney for Transferee

20230417000110220 3/3 \$272.50  
Shelby Cnty Judge of Probate, AL  
04/17/2023 11:29:49 AM FILED/CERT

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 Michael Lindsey, 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 4<sup>th</sup> day of April, 2023.

[Signature]  
Notary Public  
My Commission Expires:

