

THIS INSTRUMENT WAS PREPARED BY:

Michael Lindsey
Halliday, Watkins & Mann, P.C.
244 Inverness Center Drive
Birmingham, AL 35242
AL21420

GRANTOR

Peggie T. Bartlett
10255 North Main Street
Wilsonville, AL 35186

SEND TAX NOTICES TO:

Federal Home Loan Mortgage Corporation
6200 S. Quebec St., Suite 300
Greenwood Village, CO 80111

GRANTEE

Federal Home Loan Mortgage Corporation
6200 S. Quebec St., Suite 300
Greenwood Village, CO 80111

Property Address: 10255 North Main Street, Wilsonville, AL 35186
Purchase Price: \$55,039.90
Sale Date: May 9, 2023

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on May 7, 2014, Peggie T. Bartlett, a single person, executed a certain mortgage on the property hereinafter described to Wells Fargo Bank, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on May 16, 2014, as Instrument Number 20140516000149190; and subsequently transferred and assigned to Specialized Loan Servicing, LLC , and said assignment being recorded on March 4, 2022 as Document Number 20220304000090670 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 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 Specialized Loan Servicing, LLC ("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 2, 2023, April 9, 2023, April 16, 2023; and

WHEREAS, on May 9, 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 Specialized Loan Servicing, LLC 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, Leah Deemer was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Specialized Loan Servicing, LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Federal Home Loan Mortgage Corporation, in the amount of \$55,039.90, which sum of money Specialized Loan Servicing, LLC offered to credit on the indebtedness secured by said mortgage, and the said Specialized Loan Servicing, LLC, by and through Michael Lindsey, as attorney for said Specialized Loan Servicing, LLC, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Federal Home Loan Mortgage Corporation, the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of Section 1, Township 21 South, Range 1 East being monumented with an old gun barrel driven in the ground; thence run West along the North boundary line of said Section 1, a distance of 175.42 feet to a point on the West 40 foot right-of-way line of County Highway No. 61 and being the point of beginning of the parcel herein described; thence continue along the said North boundary line of Section 1, a distance of 321.82 feet to a 1/2" iron rod in place; thence turn an angle of 89°50'02" to the left and run Southerly a distance of 120.00 feet to a #5 capped re-bar (stamped #12487); thence turn an angle of 90°06'03" to the left and run Easterly a distance of 349.73 feet to a #5 re-bar (stamped #12487) on the West 40 foot right-of-way line of County Highway No. 61; thence turn an angle of 102°57'22" to the left and run Northwesterly along said right-of-way line a distance of 108.17 feet to a concrete right-of-way monument; thence continue in the same direction along said right-of-way line a distance of 15.34 feet to the point of beginning. Said parcel is located in the NE 1/4 of NE 1/4,

Section 1, Township 21 South, Range 1 East

More commonly known as: 10255 North Main Street, Wilsonville, AL 35186

TO HAVE AND TO HOLD the above-described property to Federal Home Loan Mortgage Corporation and its 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, Specialized Loan Servicing, LLC 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 10th day of MAY, 2023.

Specialized Loan Servicing, LLC

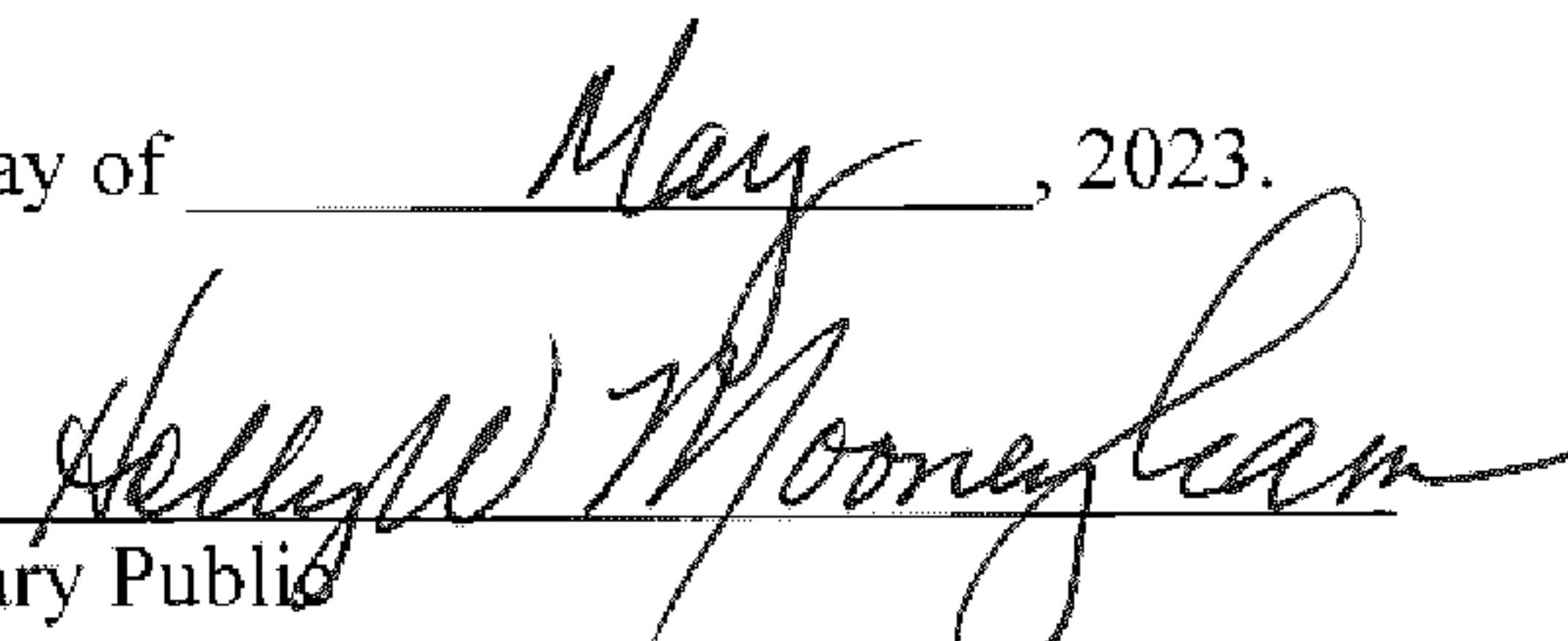
By: 
Michael Lindsey, Attorney for Transferee

STATE OF MISSISSIPPI)
COUNTY OF LEFLORE)

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 Specialized Loan Servicing, LLC, 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 Specialized Loan Servicing, LLC 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 10th day of May, 2023.




Notary Public
My Commission Expires: 9-18-2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/11/2023 08:07:35 AM
\$31.00 BRITTANI
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Allen S. Bayl