

THIS INSTRUMENT WAS PREPARED BY:

Michael Lindsey
Halliday, Watkins & Mann, P.C.
244 Inverness Center Drive
Birmingham, AL 35242
AL21732

SEND TAX NOTICES TO:

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

GRANTOR

Jimmie L. McCown
134 Pebble Ln
Alabaster, AL 35007

GRANTEE

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

Property Address: 134 Pebble Ln, Alabaster, AL 35007
Purchase Price: \$254,206.60***Mortgagee credit***
Sale Date: February 20, 2024

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on October 13, 2021, Jimmie L. McCown, single woman, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Bank of England, its successors and assigns, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on October 19, 2021, as Instrument Number 20211019000508830; and subsequently transferred and assigned to Specialized Loan Servicing LLC, and said assignment being recorded on March 9, 2023 as Document Number 20230309000065550; 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 January 21, 2024, January 28, 2024, February 4, 2024; and

WHEREAS, on February 20, 2024, 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, Lansing Skidmore 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 \$254,206.60, 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:

Lot 5, according to the Survey of Oakwood Village, Phase One, as recorded in Map Book 19 Page 163, in the Office of the Judge of Probate of Shelby County, Alabama

More commonly known as: 134 Pebble Ln, Alabaster, AL 35007

TO HAVE AND TO HOLD the above-described property to Federal Home Loan Mortgage

