

SEND TAX NOTICE TO:
Fannie Mae a/k/a Federal National Mortgage
Association
13455 Noel Road, Suite 660
Dallas, TX 75240
TB File No.: 24-03233-MT-AL

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, September 29, 2021, Branden Oden, an unmarried man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for Fairway Independent Mortgage Corporation, which said mortgage was recorded in Instrument Number 20210929000476180 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Lakeview Loan Servicing, LLC by instrument recorded in Instrument Number 20230804000235020 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 Lakeview Loan Servicing, LLC 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 July 14, 2024, July 21, 2024 and July 28, 2024; and

WHEREAS, on August 6, 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 conducted, and Lakeview Loan Servicing, LLC 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 National Mortgage Association was the highest bidder and best bidder in the amount of Eighty-One Thousand Three Hundred And 00/100 Dollars (\$81,300.00) on the indebtedness secured by said mortgage, the said Lakeview Loan Servicing, LLC, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto Federal National Mortgage Association all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

Commence at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 11, Township 19 South, Range 1 West and run South along the West line of said 1/4-1/4 Section 700 feet to the Northerly right of way of Shelby County Highway Number 43; thence turn left and run Northeast along said right of way line 335 feet to the Point of Beginning; thence turn left and run Northwest Perpendicular to said right of way line 150 feet; thence turn right and run Northeast parallel with said right of way line 130 feet; thence turn right and run Southeast perpendicular to said right of way line 150 feet to said right of way line; thence turn right and run Southwest along said right of way line 130 feet to the Point of Beginning; being situated in Southeast 1/4 of Northeast 1/4 of Section 11, Township 19 South, Range, 1 West, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association, 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, Lakeview Loan Servicing, LLC, 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 7th day of August, 2024

Lakeview Loan Servicing, LLC

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 Lakeview Loan Servicing, LLC, 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 7th day of August, 2024

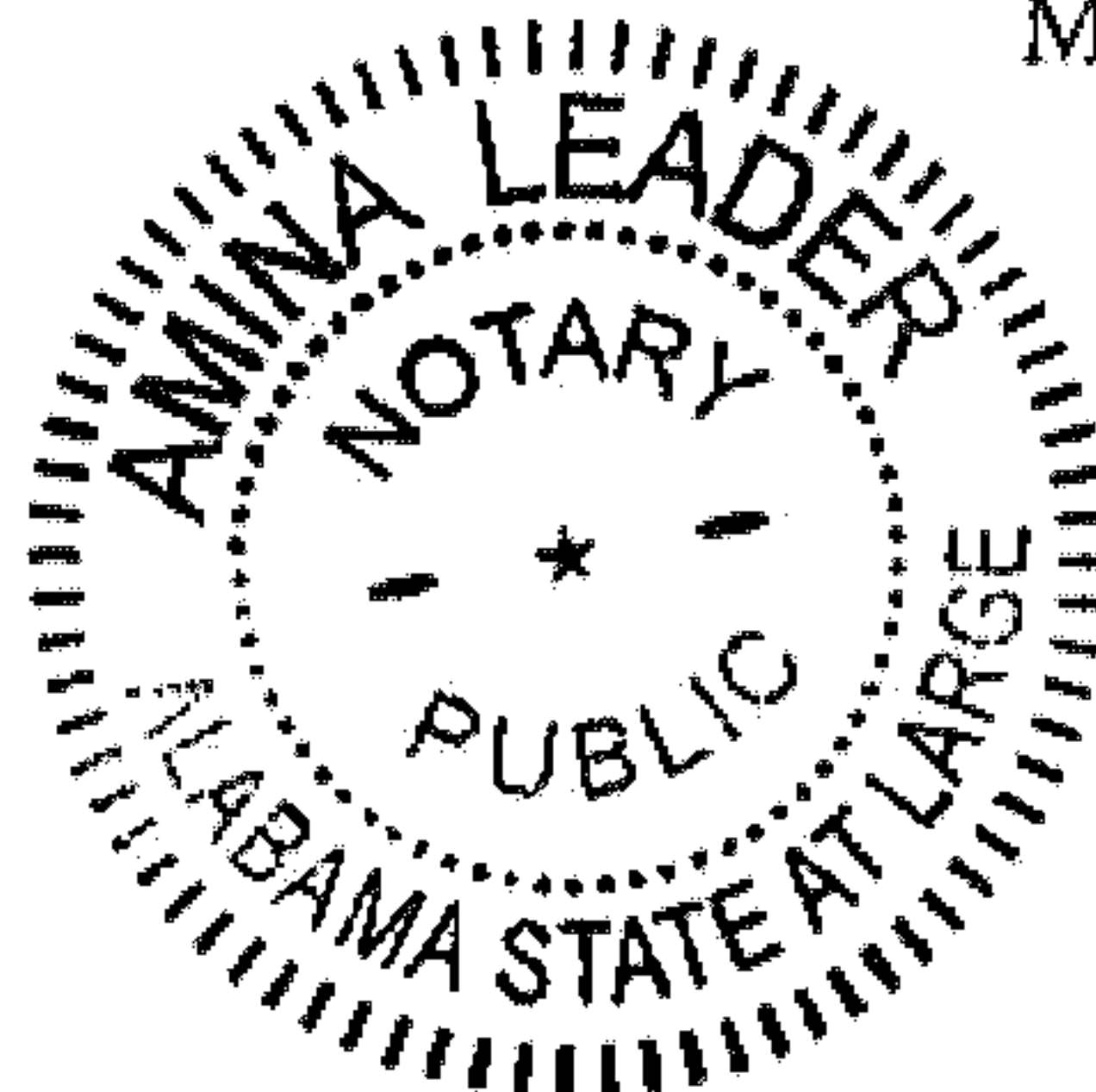
Amina Leader

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES 02/16/2027

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



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

Grantor's Name	Lakeview Loan Servicing, LLC	Grantee's Name	Federal National Mortgage Association
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Mailing Address	1 Fountain Plaza	Mailing Address	1 Fountain Plaza
	7th Floor		7th Floor
	Buffalo, NY 14203		Buffalo, NY 14203

Property Address	<u>4237 Bear Creek Rd, Sterrett, AL 35147</u>	Date of Sale	<u>August 6, 2024</u>
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Total Purchase Price	<u>\$81,300.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Foreclosure Bid Price
<input type="checkbox"/> 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 08/06/2024Print 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
08/08/2024 10:27:14 AM
\$35.00 JOANN
20240808000246500

Allen S. Bayl