

SEND TAX NOTICES TO:

Federal Home Loan Mortgage Corporation
C/O Radian Real Estate Management
7730 South Union Park Avenue – Suite 400
Midvale UT 84047

**GRANTOR: Timothy R. Leatherman and Janet
Arledge Leatherman**

**GRANTEE: Federal Home Loan Mortgage
Corporation**

For Informational Purposes Only:
Property Address: 565 Southern Hills Dr, Calera, AL 35040
Purchase Price: \$225,400.00 ***Mortgagee credit***
Sale Date: July 30, 2024

STATE OF ALABAMA
COUNTY OF SHELBY

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FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on September 28, 2022, Timothy R. Leatherman and Janet Arledge Leatherman, husband and wife, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on September 30, 2022 at Instrument Number 20220930000375880; and subsequently transferred and assigned to Matrix Financial Services Corporation and said assignment being recorded at Instrument Number 20240104000002980; in the aforesaid Probate Office; 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 Matrix Financial Services 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 the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of June 23, 2024, June 30, 2024, and July 7, 2024; and

WHEREAS, on July 30, 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 Matrix Financial Services 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, Kris Cinnamon was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Matrix Financial Services Corporation; 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 \$225,400.00, which sum of money Matrix Financial Services Corporation offered to credit on the indebtedness secured by said mortgage, and the said Matrix Financial Services Corporation, by and through Jeff G. Underwood, as attorney for said Matrix Financial Services Corporation, 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 32, according to the Map and Survey of Southern Hills, as recorded in Map Book 7, Page 72, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

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; and also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record, in the aforesaid Probate Office.

IN WITNESS WHEREOF, Matrix Financial Services Corporation has caused this instrument to be executed by and through Jeff G. Underwood, as attorney for said Transferee, and said Jeff G. Underwood, as attorney for said Transferee, being informed of the contents has voluntarily hereto set their hand and seal on this the

9th day of August, 2024.

Matrix Financial Services Corporation

By: [Signature]
Jeff G. Underwood, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jeff G. Underwood, whose name as Attorney for Matrix Financial Services 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 Matrix Financial Services 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 9th day of August, 2024.

[Signature]
Notary Public
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

Jeff G. Underwood
Aldridge Pite, LLP
Six Piedmont Center
3525 Piedmont Road, N.E.,
Suite 700
Atlanta, GA 30305



