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

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 Coporation, 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

1303-262A

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 day of August 1, 2024.

Matrix Financial Services Corporation

By: 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.

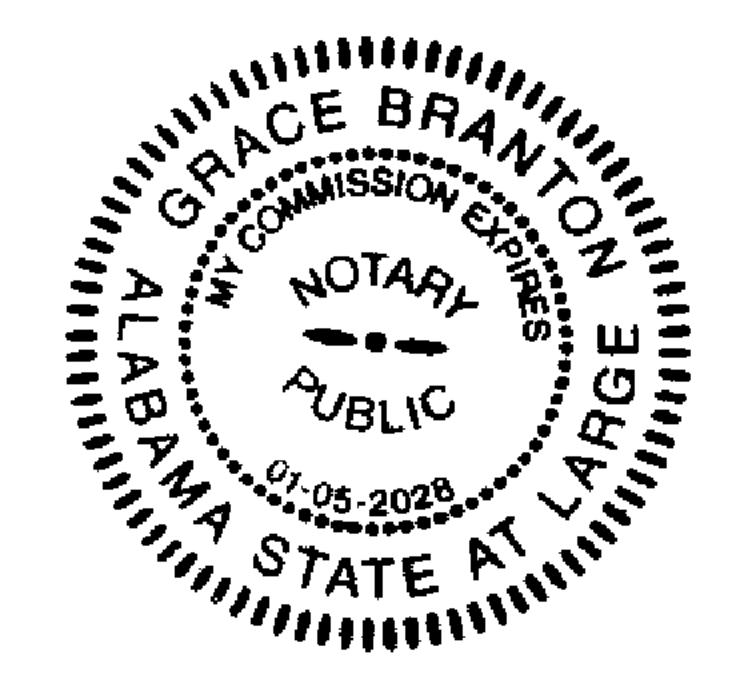
GIVEN under my hand, on this 140 day of 1400

<u>ИИЗТ</u>, 2024

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



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Nam	e Timothy R	Leatherman	Grantee's Name Mailing Address	Federal Home Loan Mortgage Corporation C/O Radian Real Estate Management 7730 South Union Park Avenue – Suite 400
Mailing Addres	565 South Calera AL	ern Hills Dr 35040		
		Southern Hills Dr, a, AL 35040	Date of Sale	Midvale UT 84047 July 30, 2024
Office Copy	iled and Recorded Official Public Records udge of Probate, Shelby County Alabama, County		Total Purchase Price or	\$225,400.00
$\bullet \setminus \{ \} \setminus $	by County, AL		Actual Value	\$
\$37.0	2/2024 08:21:39 AM 00 BRITTANI 0812000249160	alli 5. Bujl	or Assessor's Market Value	\$
Bill of Sale Sales Con Closing St	tract atement	A x_O	y evidence is not required) Appraisal ther- Foreclosure Deed tion contains all of the require	d information referenced
to property and	their current mailin	ss - provide the i g address.	name of the person or persons name of the person or person	
Property addres	s - the physical ad	dress of the prop	perty being conveyed, if availa	ble.
Date of Sale - th	e date on which in	terest to the pro	perty was conveyed.	
Total purchase peing conveyed	orice - the total am by the instrument	ount paid for the offered for record	purchase of the property, both d.	h real and personal,
conveyed by the	the property is not instrument offered assessor's current	d for record. This	rue value of the property, both s may be evidenced by an app	real and personal, being raisal conducted by a licensed
excluding currer responsibility of	nt use valuation, of	the property as or property tax pu	mined, the current estimate of determined by the local officia urposes will be used and the ta	I charged with the
accurate. I furthe	est of my knowledger er understand that d in Code of Alaba	any false statem ma 1975 & 40-22	2~1 (h)	result in the imposition of the
Date	124		Print	January Januar
Unatteste	d 		Sign	
	(verif	ied by)	(Grantor/Granteel/Ow	ner/Agent/circle one Form RT-1