

SEND TAX NOTICE TO:
Freedom Mortgage Corporation
11988 Exit 5 Pkwy Bldg. 4
Fishers, IN 46037-7939
TB File No.: 24-09286-FM-AL

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, January 25, 2019, Vicki Stewart and Jeffrey Stewart, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Freedom Mortgage Corporation, its successors and assigns, which said mortgage was recorded in Instrument Number 20190128000028330; being modified by Loan Modification Agreement recorded in Instrument Number 20220211000061590 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Freedom Mortgage Corporation by instrument recorded in Instrument Number 20230309000065270 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 Freedom Mortgage Corporation 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 November 10, 2024, November 17, 2024 and November 24, 2024; and

WHEREAS, on June 3, 2025, 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 Freedom Mortgage Corporation 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, Freedom Mortgage Corporation was the highest bidder and best bidder in the amount of One Hundred Nine Thousand Two Hundred And 00/100 Dollars (\$109,200.00) on the indebtedness secured by said mortgage, the said Freedom Mortgage Corporation, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto Freedom Mortgage Corporation all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

From the Southeast corner of the NE 1/4-NW 1/4 of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama, proceed North 88 degrees 50 minutes 00 seconds West along the South boundary of said quarter-quarter line for 1359.25 feet to a point on the westerly right of way of Shelby County Highway No. 97, (Right of Way 80 feet), said point being the Point of Beginning of herein described parcel of land; thence from said Point of Beginning, proceed South 02 degrees 09 minutes 18 seconds East along said highway right of way for 146.03 feet; thence North 68 degrees 36 minutes 22 seconds West 412.00 feet; thence North 18 degrees 02 minutes 13 seconds East 181.94 feet; thence South 88 degrees 44 minutes 44 seconds East 315.45 feet to a point on the aforementioned highway right of way; thence South 02 degrees 09 minutes 18 seconds East, 170.57 feet, back to the Point of Beginning.

The above described parcel of land is located in the NW 1/4 - NW 1/4 and the SW 1/4 - NW 1/4 all in Section 32, Township 21 South, Range 1 West, Shelby County, Alabama. According to the survey of Billy R. Martin, Al. Reg. No. 10559, dated April 22, 2004.

TO HAVE AND TO HOLD the above described property unto Freedom Mortgage Corporation, 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, Freedom Mortgage Corporation, 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 4th day of June, 2025.

Freedom Mortgage Corporation

By: Tiffany & Bosco, P.A.
Its: Attorney

By: [Signature]
Andy Saag, Esq.

STATE OF ALABAMA)

JEFFERSON COUNTY)

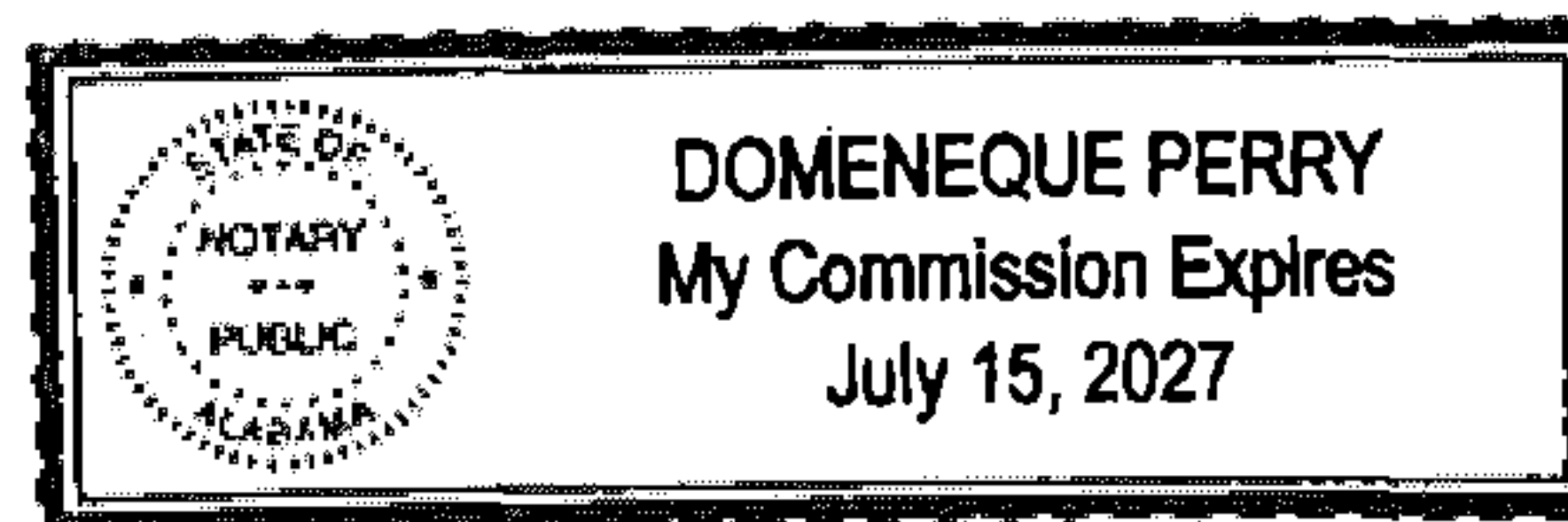
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andy Saag, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for Freedom Mortgage Corporation, is signed to the foregoing conveyance, and who is 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).

2025 Given under my hand and official seal on this 4th day of June, 2025

[Signature]
Notary Public

My Commission Expires: 7/15/2027

This instrument prepared by:
Andy Saag, 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	Freedom Mortgage Corporation	Grantee's Name	Freedom Mortgage Corporation
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Mailing Address	11988 Exit 5 Pkwy Bldg. 4	Mailing Address	11988 Exit 5 Pkwy Bldg. 4
	Fishers, IN 46037-7939		Fishers, IN 46037-7939

Property Address 919 Highway 97,
Columbiana, AL 35051

Date of Sale June 3, 2025

Total Purchase Price \$109,200.00

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)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Bid Price

☐ 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 6/4/25

Print P. Andrew Benefield

☐ 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
06/10/2025 09:21:35 AM
\$36.00 PAYGE
20250610000177190

Allen S. Bayl