

Grantee/Send Tax Notice to:
Federal National Mortgage Association
5600 Granite Parkway VII
Plano, TX 75024

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: June 15, 2021, Melissa Ann Shannon fka Melissa S. Hauck and Stephen Douglas McCarthy, wife and husband, ("Mortgagor(s)"), executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as a nominee for Guardian Mortgage, a division of Sunflower Bank, N.A. which said mortgage was recorded June 23, 2021 in Inst. # 20210623000305740 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage having subsequently been transferred and assigned to Guardian Mortgage, a division of Sunflower Bank, N.A. ("Transferee") by instrument recorded in Inst. # 20250501000130460, in the aforesaid Probate Office; and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the in indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door 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 Transferee 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 05/11/2025, 05/18/2025 and 05/25/2025; and

WHEREAS, on June 20, 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 Transferee did offer for sale and sell at public outcry in front of the Courthouse door in, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of One Hundred Seventy-Seven Thousand One Hundred Eighty-Seven and 31/100 (\$177,187.31) Dollars, on the indebtedness secured by said mortgage, the Transferee by and through Spina & Lavelle, P.C., as attorney for said Transferee, does hereby grant, bargain, sell 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:

Lot 11, Block 2, according to the Map and Survey of Indian Valley-6th Sector, as recorded in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto its successors/heirs and assigns, 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, Transferee, has caused this instrument to be executed by and through Spina & Lavelle, P.C., as attorney for said Transferee, and said Spina & Lavelle, P.C., as said attorney, has hereto set its hand and seal on this the 20th day of June 2025.

Guardian Mortgage, a division of Sunflower Bank, N.A.

By: Spina & Lavelle, P.C.

Its: Attorney

By: 
Paul K. Lavelle, Esq.

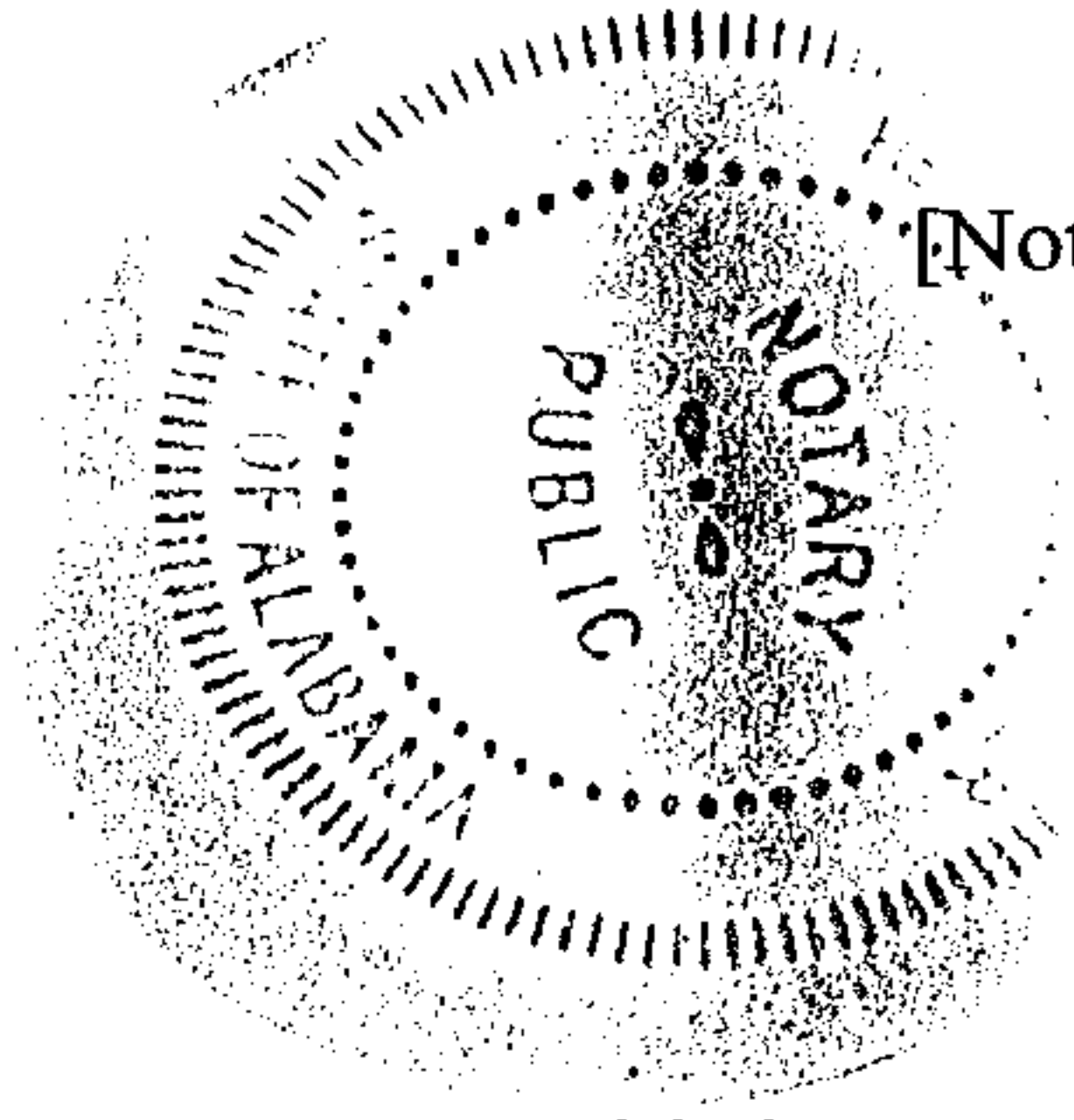
STATE OF ALABAMA)


JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said in said State, hereby certify that Paul K. Lavelle, whose name as attorney of Spina & Lavelle, P.C. a professional corporation, acting in its capacity as attorney for Guardian Mortgage, a division of Sunflower Bank, N.A. 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, as such attorney and with full authority, executed the same voluntarily for and as the act of said professional corporation, acting in its capacity as attorney for said Transferee.

Given under my hand and official seal this the 20th day of June 2025.

[Notary Seal]




Notary Public
My Commission Expires: 1/24/27

This instrument prepared by:
Paul K. Lavelle
SPINA & LAVELLE, P.C.
One Perimeter Park South, Suite 400N
Birmingham, Alabama 35243

Real Estate Sales Validation Form

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

Grantor's Name: Melissa Shannon
Mailing Address: 3108 Jessica St.
Metairie LA 70003

Grantee's Name Federal National Mortgage Association
5600 Granite Parkway VII
Plano, TX 75024

Property Address: 4865 Indian Valley Rd
Birmingham, AL, 35244

Date of Sale: June 20, 2025

Total Purchase Price: \$177,187.31

or

Actual Value \$

or

Actual 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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address- provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address- provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

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: June 20, 2025

Print: Nina P. Woods



Unattested

(verified by)

Sign:

Nina P. Woods
 (Grantor/Grantee/Owner/Agent) Circle One



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

06/24/2025 12:20:18 PM

\$34.00 PAYGE

20250624000191870

Allen S. Bayl