



20250804000236830 1/2 \$206.00
Shelby Cnty Judge of Probate, AL
08/04/2025 12:54:05 PM FILED/CERT

This instrument was prepared by:
Jacob A. Kiser
Tiffany & Bosco, P.A.
2501 20th Pl. S., Ste 300
Homewood, AL 35223

SEND TAX NOTICE TO:
Avadian Credit Union
1 Riverchase Pkwy S.
Hoover, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE REDEMPTION QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Eighty Thousand Five Hundred Fifty-Six Dollars & 35/100 (\$180,556.35) and other good and valuable considerations in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **FEDERAL NATIONAL MORTGAGE ASSOCIATION** (hereinafter called "Grantor"), hereby remises, releases, quitclaims, and conveys to **AVADIAN CREDIT UNION** (hereinafter called "Grantee"), all its right, title, interest and claim in or to the following described real estate as described and conveyed to Grantor pursuant to that certain foreclosure deed recorded on June 24, 2025 at Instrument 20250624000191870 with the Judge of Probate of Shelby County, Alabama, to wit:

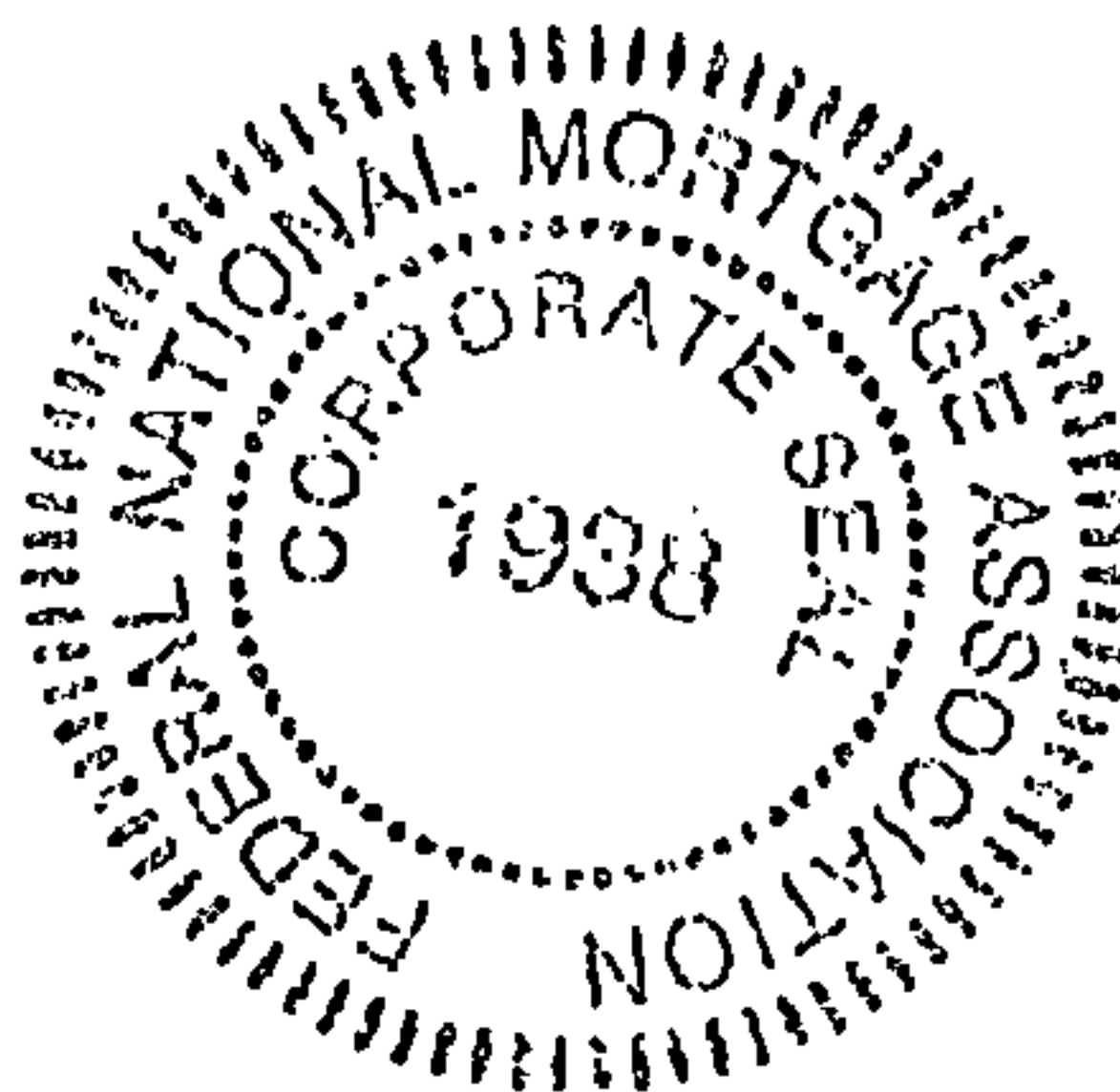
Lot 11, Block 2, according to the Map and Survey of Indian Valley-6th Sector, as recorded in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama.

More commonly known as: 4865 Indian Valley Rd., Birmingham, AL 35244

TO HAVE AND TO HOLD to the said Grantee forever.

SIGNATURE AND NOTARY NEXT PAGE

Given under our hands and seals, this 4th day of August, 2025.



FEDERAL NATIONAL MORTGAGE ASSOCIATION

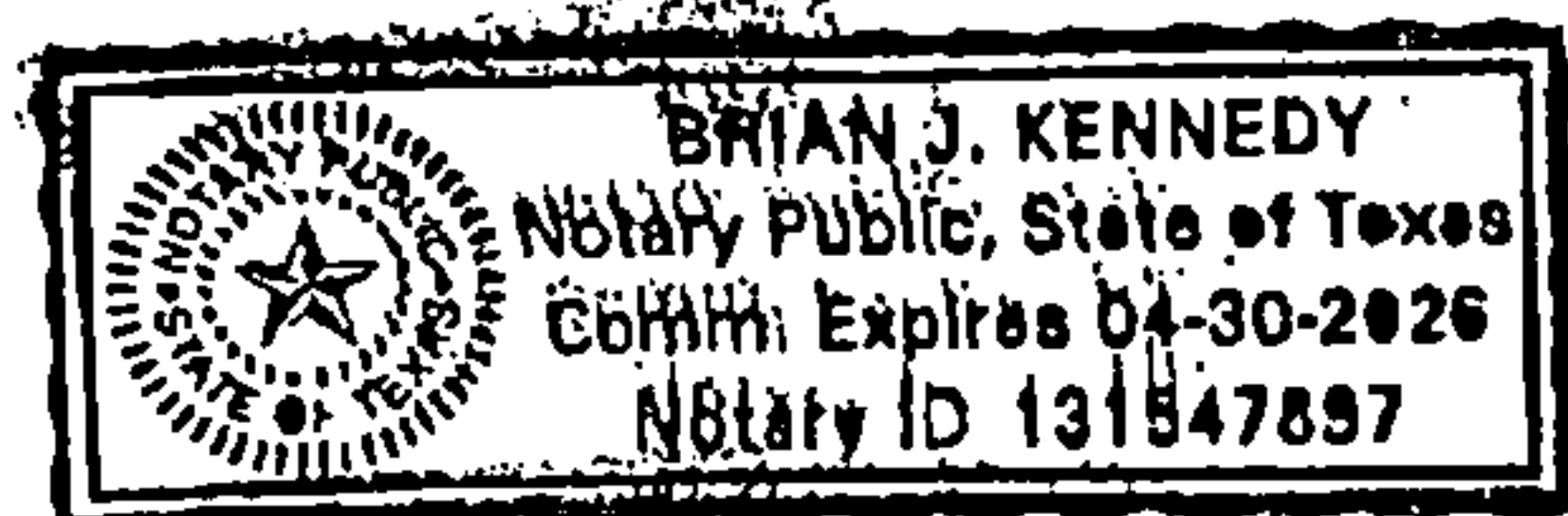
8/04/25
Date
[Signature]
Sign Name
John N. Whitehead
Print Name
OPM
Title

State of Texas

County of Collin

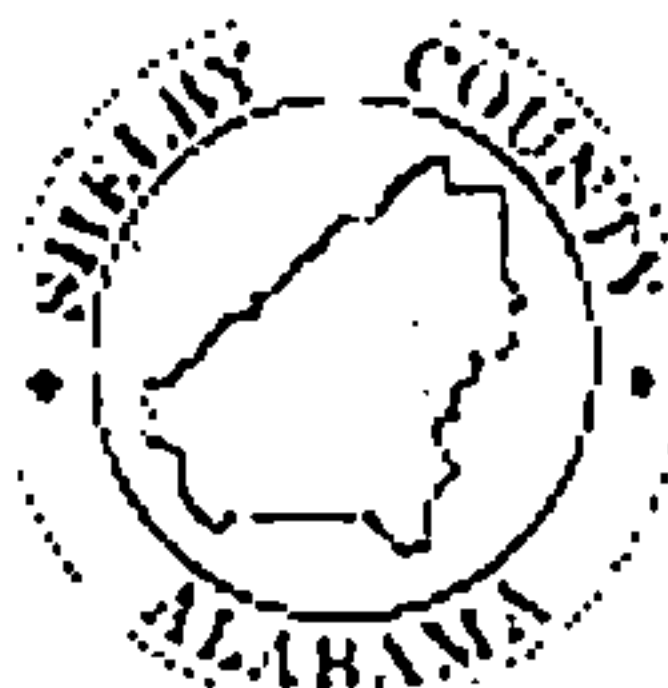
I, the undersigned notary public, hereby certify that John Whitehead whose name as Assistant Vice President of Federal National Mortgage Association, is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 4th day of August, 2025.



Signature [Signature]
Notary Expiration Date: 04/30/2026

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2025 12:54:05 PM
\$206.00 KELSEY
20250804000236830



Allen S. Bayl