

SEND TAX NOTICE TO:

Freedom Mortgage Corporation  
11988 Exit 5 Pkwy, Bldg 4  
Fishers, IN 46037

STATE OF ALABAMA  
COUNTY OF SHELBY

### **FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, Billy Joe Sammons, an unmarried person executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Freedom Mortgage Corporation, which said mortgage was dated August 4, 2016 and was recorded August 16, 2016 in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No. 20160816000291690, said mortgage having subsequently been transferred and assigned to Freedom Mortgage Corporation, by instrument recorded on May 9, 2025, Instrument Number 20250509000141390, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Mortgagee/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 of 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 Mortgagee/Transferee, an attorney of the Mortgagee/Transferee or any person conducting said sale for the Mortgagee/Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee/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 sale of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 22, 2025, June 29, 2025, and July 6, 2025; and

WHEREAS, on September 30, 2025, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly conducted, and Freedom Mortgage Corporation 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, Freedom Mortgage Corporation was the highest bidder and best bidder in the amount of One Hundred Fifteen Thousand Four Hundred Five And 24/100 Dollars (\$115,405.24) on the indebtedness secured by said mortgage, the said Freedom Mortgage Corporation, by and through Brock & Scott, PLLC as attorney for said Mortgagee/Transferee, does hereby grant, bargain, sell 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:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA,  
TO-WIT:

LOT 20, ACCORDING TO THE MAP OF THIRD SECTOR, SUNNYDALE ESTATES, AS  
RECORDED IN MAP BOOK 7, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.

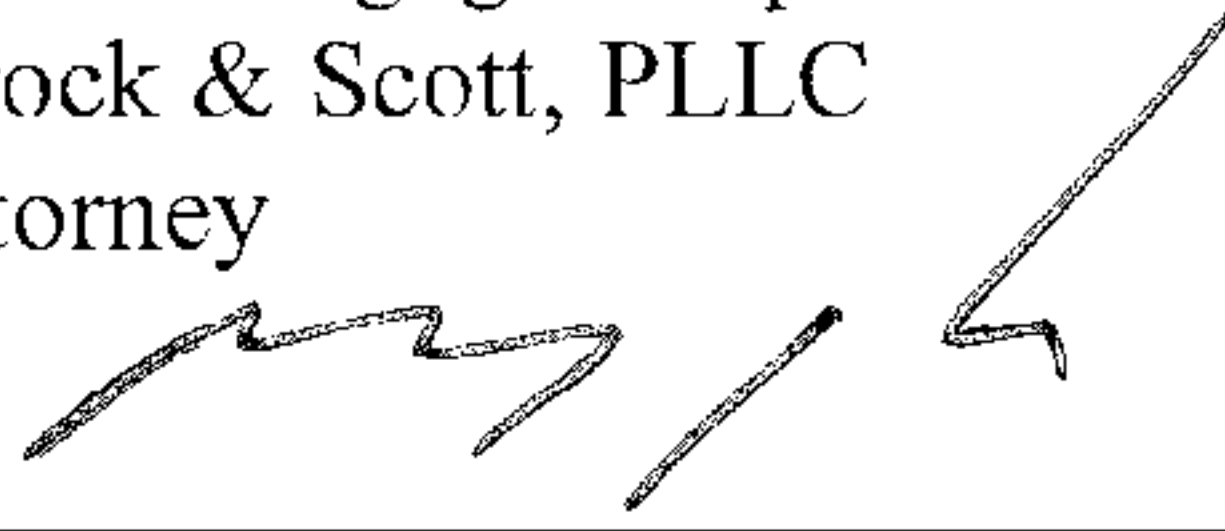
TAX ID: 28-3-06-0-001-011.018

Purported Address: 205 Doyle Dr, Montevallo AL 35115

TO HAVE AND TO HOLD the above described property unto Freedom Mortgage Corporation 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, Freedom Mortgage Corporation has caused this instrument to be  
executed by and through Brock & Scott, PLLC, as attorney for said Mortgagee/Transferee, and has hereto  
set its hand and seal on this 9th day of October, 2025.

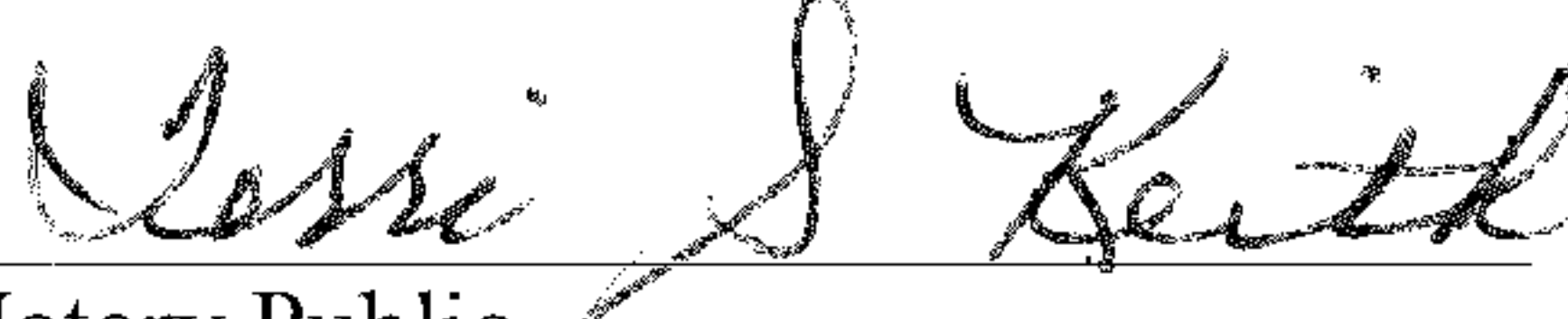
Freedom Mortgage Corporation  
By: Brock & Scott, PLLC  
Its: Attorney

By:   
F. Wayne Keith

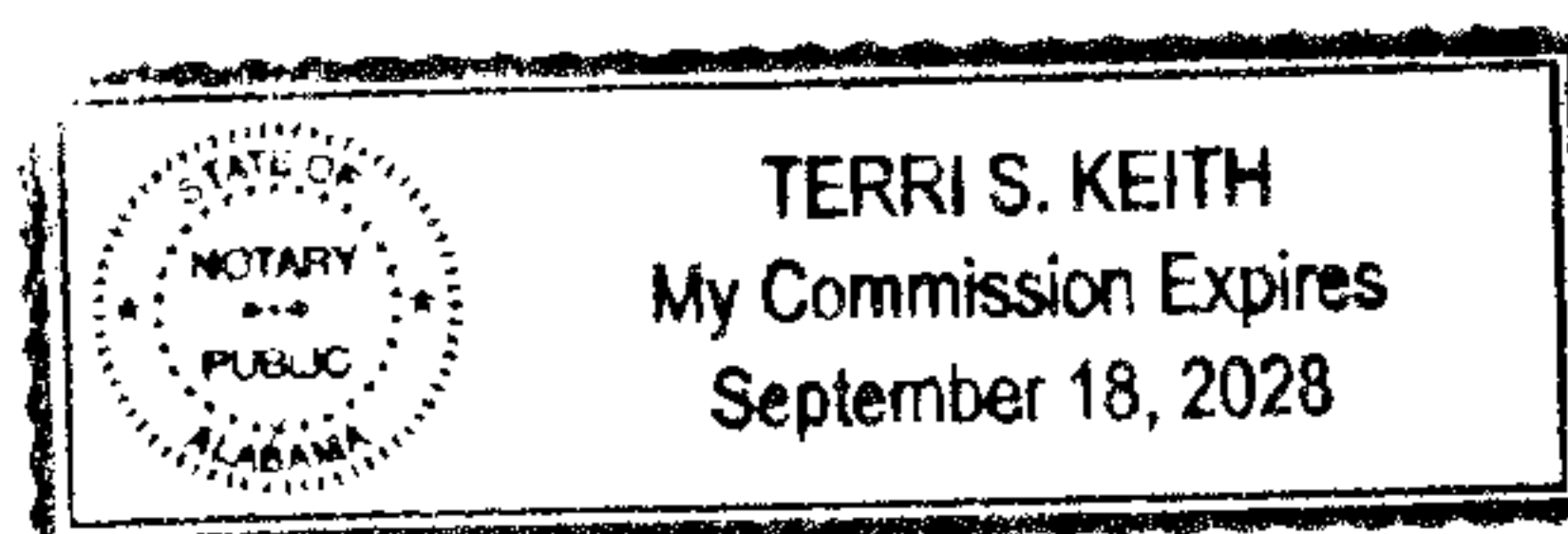
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that F.  
Wayne Keith, whose name as attorney of Brock & Scott, PLLC, 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 the conveyance, he/she, as  
attorney and with full authority, executed the same voluntarily for and as the act of Brock & Scott, PLLC,  
acting in its capacity as attorney for said Mortgagee/Transferee on the day the same bears date.

Given under my hand and official seal on this the 9th day of October, 2025.

  
Notary Public

THIS INSTRUMENT PREPARED BY:  
F. Wayne Keith  
Law Offices of Brock & Scott, PLLC  
120 Bishop Circle  
Pelham, Alabama 35124



**Real Estate Sales Validation Form**

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

Grantors' Name: Billy Joe Sammons, an unmarried person

Mailing Address: 205 Doyle Dr, Montevallo, AL 35115

Grantee's Name: Freedom Mortgage Corporation

Mailing Address: 11988 Exit 5 Pkwy, Bldg 4, Fishers, IN 46037

Property Address: 205 Doyle Dr, Montevallo, AL 35115

Date of Transfer: September 30, 2025

Total Purchase Price: \$115,405.24

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 FCD

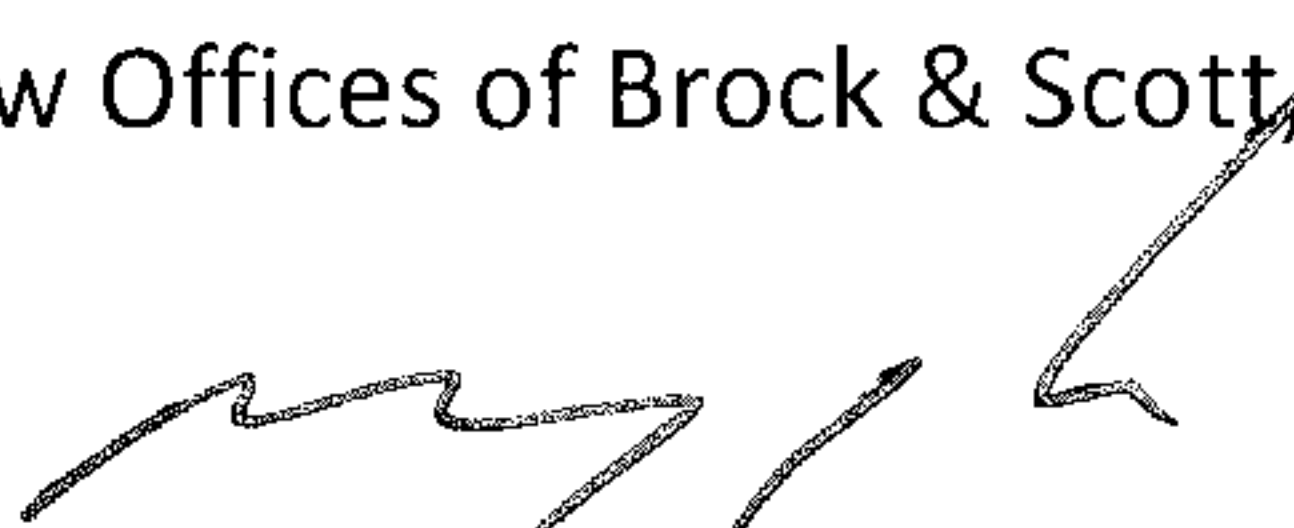
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: October 9, 2025

Law Offices of Brock & Scott, PLLC.

Sign

  
 F. Wayne Keith, Attorney



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**10/16/2025 12:34:17 PM**  
**\$29.00 PAYGE**  
**20251016000318790**

*Allen S. Bayl*