

THIS INSTRUMENT WAS PREPARED BY:

Michael Lindsey
Halliday, Watkins & Mann, P.C.
244 Inverness Center Drive
Birmingham, AL 35242

SEND TAX NOTICES TO:

Federal National Mortgage Association
2000 Midlantic Dr
Suite 410A
Mount Laurel, NJ 08054

GRANTOR

Forrest J. Slater
100 Slater Lane
Alabaster, AL 35007

GRANTEE

Federal National Mortgage Association
2000 Midlantic Dr
Suite 410A
Mount Laurel, NJ 08054

Megan Bryant Slater
100 Slater Lane
Alabaster, AL 35007

Property Address: 100 Slater Lane, Alabaster, AL 35007
Purchase Price: \$133,898.39***Mortgagee credit***
Sale Date: October 7, 2025

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on December 28, 2021, Forrest Slater and Megan Bryant Slater, husband and wife, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Classic Home Mortgage, its successors and assigns, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on January 4, 2022, as Instrument Number 20220104000001760; and subsequently transferred and assigned to MSR Asset Vehicle LLC, and said assignment being recorded on January 2, 2025 as Document Number 20250102000000420 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 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 MSR Asset Vehicle LLC ("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 Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of July 20, 2025, July 27, 2025, August 3, 2025, August 31, 2025; and

WHEREAS, on October 7, 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 and properly conducted, and MSR Asset Vehicle LLC 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, Auction.com was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said MSR Asset Vehicle LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Federal National Mortgage Association, in the amount of \$133,898.39, which sum of money MSR Asset Vehicle LLC offered to credit on the indebtedness secured by said mortgage, and the said MSR Asset Vehicle LLC, by and through Michael Lindsey, as attorney for said MSR Asset Vehicle LLC, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Federal National Mortgage Association, the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 22 Township 21 South, Range 3 West, Shelby County, Alabama and run thence Southerly along the West line of said Section 22 a distance of 732.66' to a point, Thence turn a deflection angle of 88 deg. 18'08" left and run Easterly a distance of 227.50' to a point, Thence turn a deflection angle of 88 deg. 18'08" right and run Southerly a distance of 269.54' to a point, thence turn a deflection angle of 84 deg. 35'11" left and run Easterly a distance of 144.76' to the point of beginning of the property being described; thence continue along last described course a distance of 90.17' to a point. Thence turn a deflection angle of 90 deg. 00'00" right and run Southerly a distance of 192.31' to a point on the Northerly right of way line of Shelby County Highway No. 12 in a curve to the left, thence turn a deflection angle of 68 deg. 41'06" right to chord and run along the chord of said curve a chord distance of 96.70' to a point. Thence turn a deflection angle of 111 deg. 18'54" right from chord and run northerly a distance 227.49 feet to point of beginning.

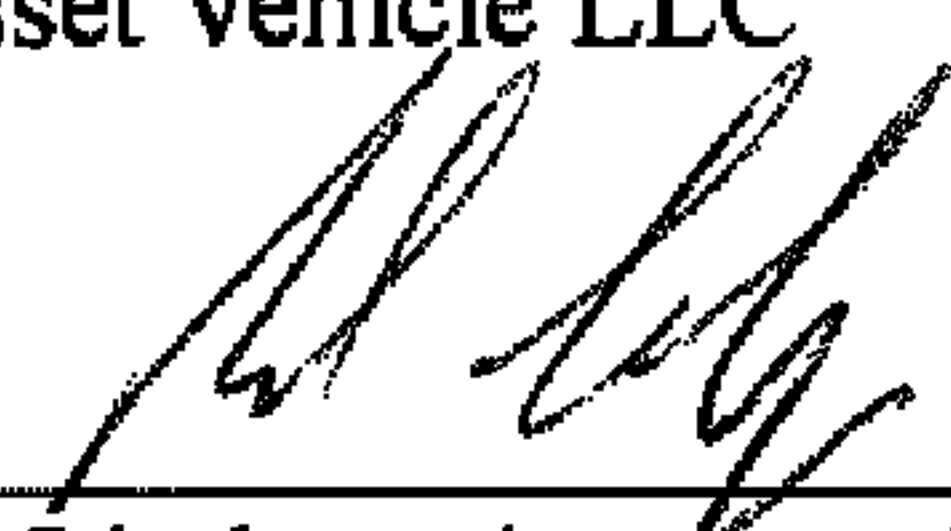
There is a fifteen foot wide easement along an existing paved driveway described as follows:
Commence at the N.W. corner of Section 22, T.S. 21S, R3W, Shelby County, Alabama and run thence Southerly along the West line of said Section 22 a distance of 1,324.60' to the S.W. Corner of the NW 1/4 of the NW 1/4 of said Section 22. Thence turn a deflection angle of 88 deg. 51'16" left and run Easterly along the South line 1/4-1/4 section a distance of 131.33' to a point on the northerly right of way line of Shelby County Highway No. 12 in a curve to the right, thence turn a deflection angle of 22 deg. 13'03" left and run along the chord of said curve a chord distance of 162.58 feet to a point in the centerline of said existing paved driveway on the right of way line of said Highway No. 12 and the point of beginning of the easement being described; thence turn 53 degrees 13'46" left and run along centerline of drive 74.68' to a point, thence turn 11 deg. 57'10" right and run along centerline of said drive 74.86' to a point, thence turn 20 deg. 10'46" left and run along centerline of said drive 81.65' to a point, thence turn 26 deg. 10'05" left and continue along centerline of said driveway 46.38' to the end of required easement. Easement to be 7.50' on either side of just described centerline and 15.0 wide in total width

More commonly known as: 100 Slater Lane, Alabaster, AL 35007

TO HAVE AND TO HOLD the above-described property to Federal National Mortgage Association 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.

IN WITNESS WHEREOF, MSR Asset Vehicle LLC has caused this instrument to be executed by and through Michael Lindsey, as attorney for said Transferee, and said Michael Lindsey, as attorney for said Transferee, has hereto set his hand and seal on this the 20th day of October, 2025.

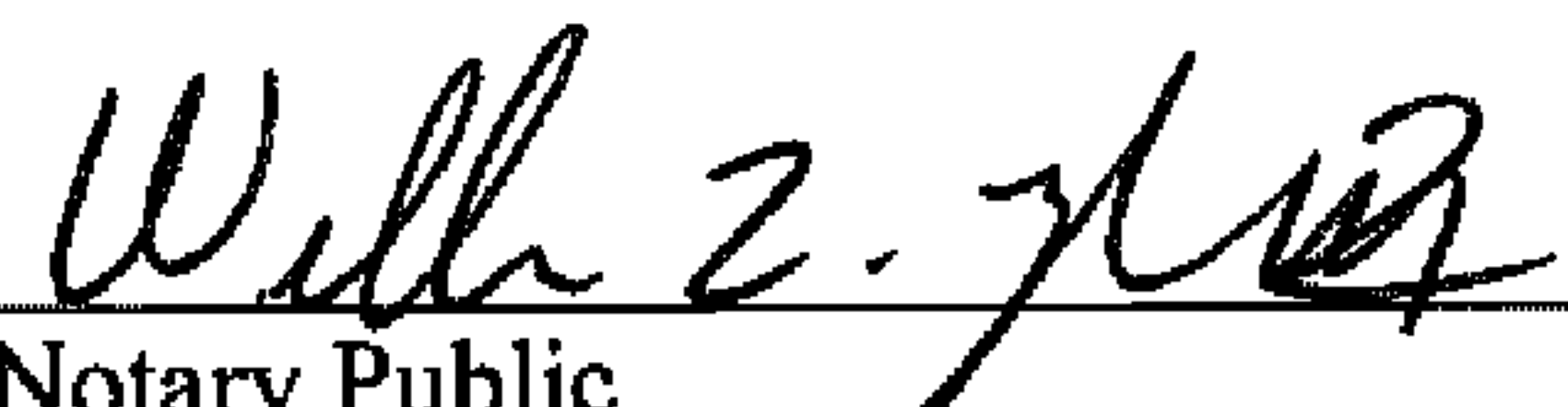
MSR Asset Vehicle LLC

By: 
Michael Lindsey, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Michael Lindsey, whose name as Attorney for MSR Asset Vehicle LLC, 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 MSR Asset Vehicle LLC 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 20th day of October, 2025.


Notary Public
My Commission Expires: 5/11/2028

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/28/2025 11:58:27 AM
\$33.00 JOANN
20251028000329460



