

MORTGAGE FORECLOSURE DEED

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01/05/2026 03:29:26 PM
FCDEEDS 1/3

STATE OF ALABAMA) Alice J. Boyd and Johnny Boyd
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That Alice J. Boyd and Johnny Boyd did to-wit, January 31, 2008, execute a mortgage to Mortgage Electronic Registration Systems, Inc., as Nominee for Taylor, Bean & Whitaker Mortgage Group, which mortgage is recorded in Instrument # 20080207000050800 on February 7, 2008, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred to Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-2.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-2 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of November 2, 2025, November 9, 2025 and November 16, 2025; and

WHEREAS, on December 18, 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, Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-2 acting by and through Susie Nailen, a representative of auctioneer and attorney LOGS Legal Group LLP did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-2, in the amount of \$260,541.72 which sum the said Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-2 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-2.

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased; and

NOW, THEREFORE, in consideration of the premises and of \$260,541.72, cash, the said Alice J. Boyd and Johnny Boyd, acting pursuant to the authority granted under the said mortgage to Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-2, does or do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warranty contemplated by § 35-4-271 of the Code of Alabama (1975) unto Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-2, the following described real estate situated in Shelby County, Alabama, to-wit:

FROM THE NORTHWEST CORNER OF THE NW ¼ OF THE NE ¼ OF SECTION 16, TOWNSHIP 21 SOUTH, RANGE 3 WEST RUN EASTERLY ALONG THE NORTH BOUNDARY LINE OF SAID NW ¼ OF THE NE ¼ OF SEC. 16, TOWNSHIP 21 SOUTH, RANGE 3 WEST FOR 689.7 FEET; THENCE TURN AN ANGLE OF 86 DEGREES, 56 MINUTES 10 SECONDS TO THE RIGHT AND RUN SOUTHERLY 329.07 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO 26 FOR THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE TURN AN ANGLE OF 84 DEGREES, 17 MINUTES TO THE LEFT AND RUN SOUTHEASTERLY ALONG THE SOUTH R.O.W. LINE OF COUNTY ROAD NO. 26 FOR 47.10 FEET TO A CONCRETE R.O.W. MARKER; THENCE TURN AN ANGLE OF 20 DEGREES, 20 MINUTES TO THE RIGHT AND RUN SOUTHEASTERLY ALONG THE SOUTH R.O.W. LINE OF SAID COUNTY ROAD NO. 26 FOR 183.15 FEET; THENCE TURN AN ANGLE OF 80 DEGREES 36 MINUTES, 30 SECONDS TO THE RIGHT, AND RUN SOUTHERLY 310.42 FEET; THENCE TURN AN ANGLE OF 88 DEGREES, 36 MINUTES, 15 SECONDS TO THE RIGHT AND RUN SOUTHWESTERLY 215.89 FEET; THENCE TURN AN ANGLE OF 89 DEGREES, 30 MINUTES, 15 SECONDS TO THE RIGHT AND RUN NORTHWESTERLY 351.44 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

THIS LAND BEING A PART OF THE NW ¼ OF THE NE ¼ OF SECTION 16, TOWNSHIP 21 SOUTH, RANGE 3 WEST.

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of Shelby County, Alabama and existing special assessments, if any, which

might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-2, has caused this instrument to be executed by LOGS Legal Group LLP, as auctioneer and attorney conducting said sale, and in witness whereof, LOGS Legal Group LLP, has executed this instrument in such capacity as on this December 31st, 2025.

Alice J. Boyd and Johnny Boyd
Mortgagors

By Federal Home Loan Mortgage Corporation, as Trustee for the
benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust,
Series 2020-2
Mortgagee or Transferee of Mortgagee

By: LOGS Legal Group LLP, as Auctioneer and attorney conducting
said sale for said Mortgagee or Transferee of Mortgagee.

By: Aaron Gavin
Name: Aaron Gavin

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Aaron Gavin, whose name as agent for LOGS Legal Group LLP, is signed to the foregoing conveyance who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as agent for LOGS Legal Group LLP, and with full authority, executed the same voluntarily on the day that bears that same date.

Given under my hand and official seal on December 31st 2025.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Instrument prepared by:

LOGS LEGAL GROUP LLP
8520 Cliff Cameron Dr., Suite 330
Charlotte, NC 28269
25-025257

Send Tax Notices to:
Select Portfolio Servicing, Inc.
3217 S. Decker Lake Dr.
Salt Lake City, UT 84119



Real Estate Sales Validation Form

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

Grantor's Name	<u>Alice J. Boyd and Johnny Boyd</u>	Grantee's Name	<u>Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-2</u>
Mailing Address	<u>450 Kent Dairy Road Maylene, AL 35114</u>	Mailing Address	<u>3217 S. Decker Lake Dr. Salt Lake City, UT 84119</u>
Property Address	<u>450 Kent Dairy Road Maylene, AL 35114</u>	Date of Sale	<u>December 18, 2025</u>
		Total Purchase Price	<u>\$260,541.72</u>
		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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Notice of Sale

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.

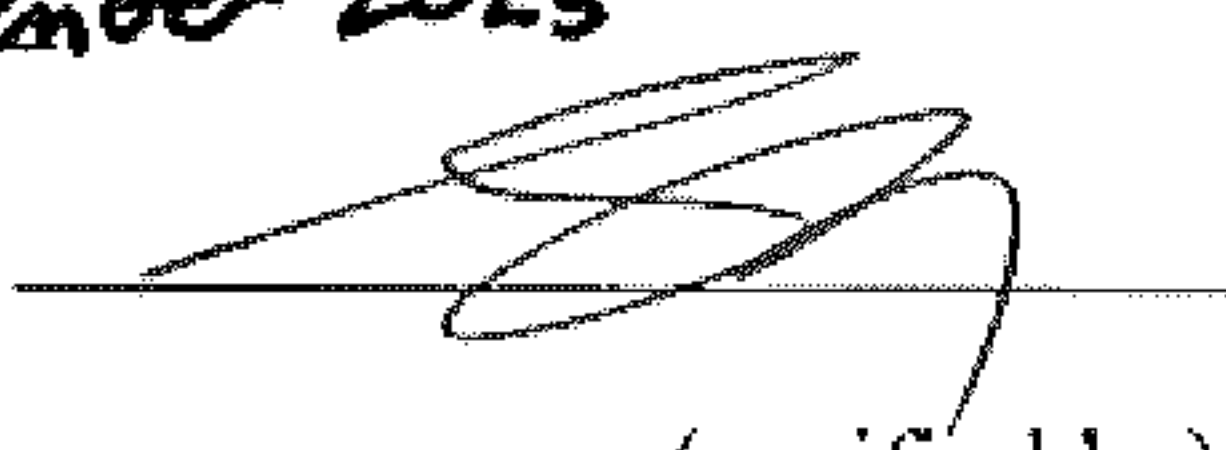
Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 of 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).

Date 31st December 2025

Unattested



(verified by)

Print Aaron Gavin

Sign Aaron Gavin

(Grantor/Grantee/Owner/Agent) circle one
450 Kent Dairy Road, Maylene, AL 35114

Form RT - 1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
01/05/2026 03:29:26 PM
\$33.00 JOANN
20260105000003280

Alice J. Boyd