

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore on, August 7, 2020, to wit, Jasmine Rachele Quick, a single woman, executed and delivered to Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as nominee for Lender, FirstBank, and Lender's successors and assigns), a mortgage conveying to Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as nominee for Lender, FirstBank, and Lender's successors and assigns), the property hereinafter described, which said mortgage was given to secure an indebtedness there in mentioned, and which mortgage recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument # 20200810000342160; said Mortgage having been transferred and assigned by Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as nominee for Lender, FirstBank, and Lender's successors and assigns) to Alabama Housing Finance Authority by virtue of that certain Assignment of Mortgage dated February 11, 2025, and recorded in said Probate Office as Instrument # 20250212000042130; and

WHEREAS, it was provided in said mortgage that if a default was made in the payment of the note, and each and every installment thereof, evidencing the indebtedness secured by said mortgage as they or any part thereof became due, then Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as nominee for Lender, FirstBank, and Lender's successors and assigns), would have the right to declare the entire indebtedness secured by said mortgage due and payable at once and to sell the property conveyed by said mortgage at public outcry for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama, after first giving notice of the time, place and terms of said sale for three weeks by publication in any newspaper then published in said County; and

WHEREAS, it was further provided in said mortgage that in the event of such sale the said Mortgagee was authorized and empowered to purchase the property conveyed in said mortgage if the higher bidder therefore, the same as if it were a stranger to said conveyance and in such event the auctioneer or person making said sale was empowered, directed and authorized to execute a deed to such purchaser at said sale in the names of the Mortgagors; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and said Alabama Housing Finance Authority, as Assignee, did declare all of the indebtedness secured by said mortgage due and payable; and

WHEREAS, Alabama Housing Finance Authority, as Assignee, acting under the power of sale contained in said mortgage, did give notice for three weeks by weekly insertion in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of January 18, 2026, January 25, 2026, and February 1, 2026, that it would sell said property at the Shelby County Courthouse door in the City of Columbiana, Alabama, at auction to the highest bidder for cash, during the legal hours of sale on February 20, 2026; and

WHEREAS, after having given said notice, Alabama Housing Finance Authority, as Assignee, on the 20th day of February, 2026, during the legal hours of sale, did offer said property to the highest bidder for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama; and

WHEREAS, Federal Home Loan Mortgage Corporation, organized and existing under the laws of the United States of America, being the highest, best and last bidder at said sale, became the purchaser of said property at and for the sum of One Hundred Eighty-Two Thousand Four Hundred and No/100 Dollars (\$182,400.00).

NOW, THEREFORE, Jasmine Rachele Quick, by Michael Corvin, the auctioneer making said sale, and Michael Corvin, as said auctioneer, for and in consideration of the premises and the sum of One Hundred Eighty-Two Thousand Four Hundred and No/100 Dollars (\$182,400.00), applied by Alabama Housing Finance Authority, as Assignee, to the indebtedness secured by said mortgage, do hereby Grant, Bargain, Sell and Convey unto the said, Federal Home Loan Mortgage Corporation, organized and existing under the laws of the United States of America, its successors and assigns, the following described property, situated in Shelby County, State of Alabama, to-wit:

Lot 26, in Block 5, Oak Mountain Estates, Third Sector, according to the Map as recorded in Map Book 5, Page 83, in the Probate office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the aforegranted property unto the said Federal Home Loan Mortgage Corporation, organized and existing under the laws of the United States of America, its successors 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 of the State of Alabama. This conveyance is made subject to unpaid taxes and assessments, if any.

IN WITNESS WHEREOF, Jasmine Rachele Quick, by Michael Corvin, the person making said sale Alabama Housing Finance Authority, by Michael Corvin, as auctioneer and the person making said sale, and Michael Corvin, as auctioneer and the person making said sale, have caused this instrument to be executed on this, the 20th day of February, 2026.

JASMINE RACHELE QUICK

By: [Signature]
As auctioneer and the person making said sale

ALABAMA HOUSING FINANCE AUTHORITY

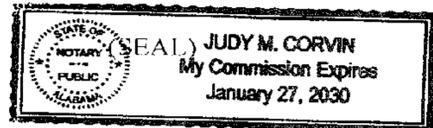
By: [Signature]
As auctioneer and the person making said sale

By: [Signature]
As auctioneer and the person making said sale

STATE OF ALABAMA)
COUNTY OF St Clair)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Michael Corvin, whose name as auctioneer and the person conducting said sale, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as auctioneer and the person making said sale, and with full authority, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal, this 20th day of February, 2026.



[Signature]
Notary Public
My commission expires: _____

This instrument prepared by:
Bowdy J. Brown, Esq.
Capell & Howard, P.C.
Post Office Box 2069
Montgomery, AL 36102-2069
Our File No.: 37591.3484 Jasmine R. Quick
FOR AD VALOREM TAX PURPOSES: Federal Home Loan Mortgage Corporation ("Freddie Mac"), 8200 Jones Branch Dr., Mclean, VA 22102

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Jasmine Rachele Quick	Grantee's Name	Alabama Housing Finance Authority
Mailing Address	Same as property	Grantee's Address	Post Office Box 242928 Montgomery, Alabama 36124-2928 (334) 244-9200
Property Address	509 Canterbury Road Pelham, AL 35124	Date of Sale	2/20/2026
		Sale Price	\$182,400.00
		or	
		Actual Value	
		Assessor's Market Value	S N/A

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 SALE - TAX EXEMPT**

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 Code of Alabama 1975 § 40-22-1 (h).

Date 3/3/2026

Print Alabama Housing Finance Authority

Unattested

JWP
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/(Agent)) circle one
Bowdy J. Brown, Esq.
Capell & Howard, P.C.
Post Office Box 2069
Montgomery, Alabama 36102-2069
(334) 241-8019

ICD 37591.3484 Jasmine Rachele Quick

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/03/2026 11:40:58 AM
\$30.00 KELSEY
20260303000060670

Allen S. Bayl