

THIS INSTRUMENT WAS PREPARED BY:

Michael Lindsey, Esq.
244 Inverness Center Dr
Ste 200
Birmingham, AL 35242

SEND TAX NOTICES TO:

Home Mortgage of America, Inc.
1800 International Park Drive
Suite 100
Birmingham, AL 35243

GRANTOR

Phillip Adams III
115 Sterling Oaks Dr.
Hoover, AL 35244

GRANTEE

Home Mortgage of America, Inc.
1800 International Park Drive
Suite 100
Birmingham, AL 35243

Property Address: 115 Sterling Oaks Dr., Hoover, AL 35244
Purchase Price: \$109,492.56 ***Mortgagee credit***
Sale Date: June 7, 2016

20160608000197030
06/08/2016 10:19:37 AM
FCDEEDS 1/3

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on February 4, 2015, Phillip Adams III, an unmarried man, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Home Mortgage of America, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number 20150211000045020; and subsequently transferred and assigned to Home Mortgage of America, Inc., and said assignment being recorded in Instrument Number 20160502000145990; 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 the 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 Home Mortgage of America, Inc. ("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 May 18, 2016, May 25, 2016, June 1, 2016; and

WHEREAS, on June 7, 2016, 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 Home Mortgage of America, Inc. did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Shelby County Courthouse door in the Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Erin M Veitch was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Home Mortgage of America, Inc.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Home Mortgage of America, Inc., in the amount of \$109,492.56, which sum of money Home Mortgage of America, Inc. offered to credit on the indebtedness secured by said mortgage, and the said Home Mortgage of America, Inc., by and through Michael Lindsey, as attorney for said Home Mortgage of America, Inc., does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Home Mortgage of America, Inc., the following described property situated in Shelby County, Alabama, to-wit:

Unit 115, according to survey of Sterling Oaks Condominium. a Condominium, in Shelby County, Alabama as established by that certain Declaration of Condominium as recorded in Instrument 20040316000134350, and first Amendment to Declaration of Condominium as recorded in Instrument 20040701000364570 and Articles of Incorporation of Sterling Oaks Owners Association, Inc. as recorded In Exhibit C of the Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association recorded in Exhibit D of the Declaration of Condominium together with an undivided 1/60 Interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the Declaration of Condominium and according to the survey of Sterling Oaks Condominium, a Condominium, recorded in Map 33, page 101 A through D, in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD the above described property to Home Mortgage of America, Inc. 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, Home Mortgage of America, Inc. 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 8th day of JUNE, 2016.

Home Mortgage of America, Inc.

By: [Signature]
Michael Lindsey, Attorney for Transferee



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/08/2016 10:19:37 AM
\$22.00 CHERRY
20160608000197030

[Signature]

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 Home Mortgage of America, Inc., 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 Home Mortgage of America, Inc. 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 8th day of JUNE, 2016.

[Signature]
Notary Public
My Commission Expires: 5/11/19

