

THIS INSTRUMENT PREPARED BY:

KRISTOFOR D. SODERGREN  
ROSEN HARWOOD, P.A.  
2200 Jack Warner Pkwy Ste 200  
Post Office Box 2727  
Tuscaloosa, AL 35403  
(205) 344-5000

20170522000178120  
05/22/2017 01:47:33 PM  
FCDEEDS 1/3

STATE OF ALABAMA           \*  
  \*  
COUNTY OF SHELBY        \*

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS That, whereas: On the 31<sup>st</sup> day of October 2012, ASHLEY M. BRADFORD, an unmarried person, executed a certain mortgage on the property hereinafter described to 21<sup>ST</sup> MORTGAGE CORPORATION, which said mortgage is recorded in Instrument No. 20121116000440460 in the office of the Probate Judge of Shelby County, Alabama; 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 Courthouse door in the City of Columbiana, Shelby County, 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 (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 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 the said 21<sup>ST</sup> MORTGAGE CORPORATION did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the *Shelby County Reporter*, a newspaper published in Shelby County, Alabama, in its issues of April 19, April 26 and May 3, 2017; and

WHEREAS, on May 16, 2017, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, the foreclosure was duly and properly conducted, and 21ST MORTGAGE CORPORATION did offer for sale and sell at public outcry in front of the main entrance of the Courthouse in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of 21ST MORTGAGE CORPORATION in the amount of Forty-One Thousand Six Hundred Fifty and 29/100 (\$41,650.29) Dollars, which sum of money 21ST MORTGAGE CORPORATION offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to 21ST MORTGAGE CORPORATION.

NOW THEREFORE, in consideration of the premises and of a credit in the amount of Forty-One Thousand Six Hundred Fifty and 29/100 (\$41,650.29) Dollars on the indebtedness secured by said mortgage, 21ST MORTGAGE CORPORATION, by and through KRISTOFOR D. SODERGREN, its Attorney in Fact, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said 21ST MORTGAGE CORPORATION the following described real estate, AS IS, WHERE IS, situated in Shelby County, Alabama, to-wit:

Commencing at the Northwest corner of the Northwest Quarter of the Southeast Quarter of Section 31, Township 20 South, Range 1 East; thence South 1 degree 32 minutes 50 seconds East a distance of 64.93 feet the point of beginning; thence continuing South along said line a distance of 175.07 feet; thence North 89 degrees 50 minutes 41 seconds East a distance of 250.47 feet; thence North 1 degree 42 minutes 24 seconds West a distance of 174.41 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 250.00 feet to the point of beginning.

According to survey of Larry W. Carver, RLS #15454, dated December 23, 1994, Situated in Shelby County, Alabama.

Commonly known as: 234 Hughes Road, Columbiana, Alabama 35051

Tax ID: 169310000013.002

INCLUDING a security interest in one (1) 2013 Cavalier manufactured home, Serial No. CCV069456AL.

TO HAVE AND TO HOLD the above described property unto 21ST MORTGAGE CORPORATION, its successors and assigns forever; subject, however, to any easements, encumbrances, liens and exceptions reflected in the records of the office of the Probate Judge, and to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama. This property is conveyed "AS IS, WHERE IS" without warranty or recourse, expressed or implied, as to title or use and enjoyment.



IN WITNESS WHEREOF, 21ST MORTGAGE CORPORATION has caused this instrument to be executed by and through KRISTOFOR D. SODERGREN, as its Attorney in Fact, who has hereunto set his hand and seal on this the 16<sup>th</sup> day of May 2017.

21ST MORTGAGE CORPORATION

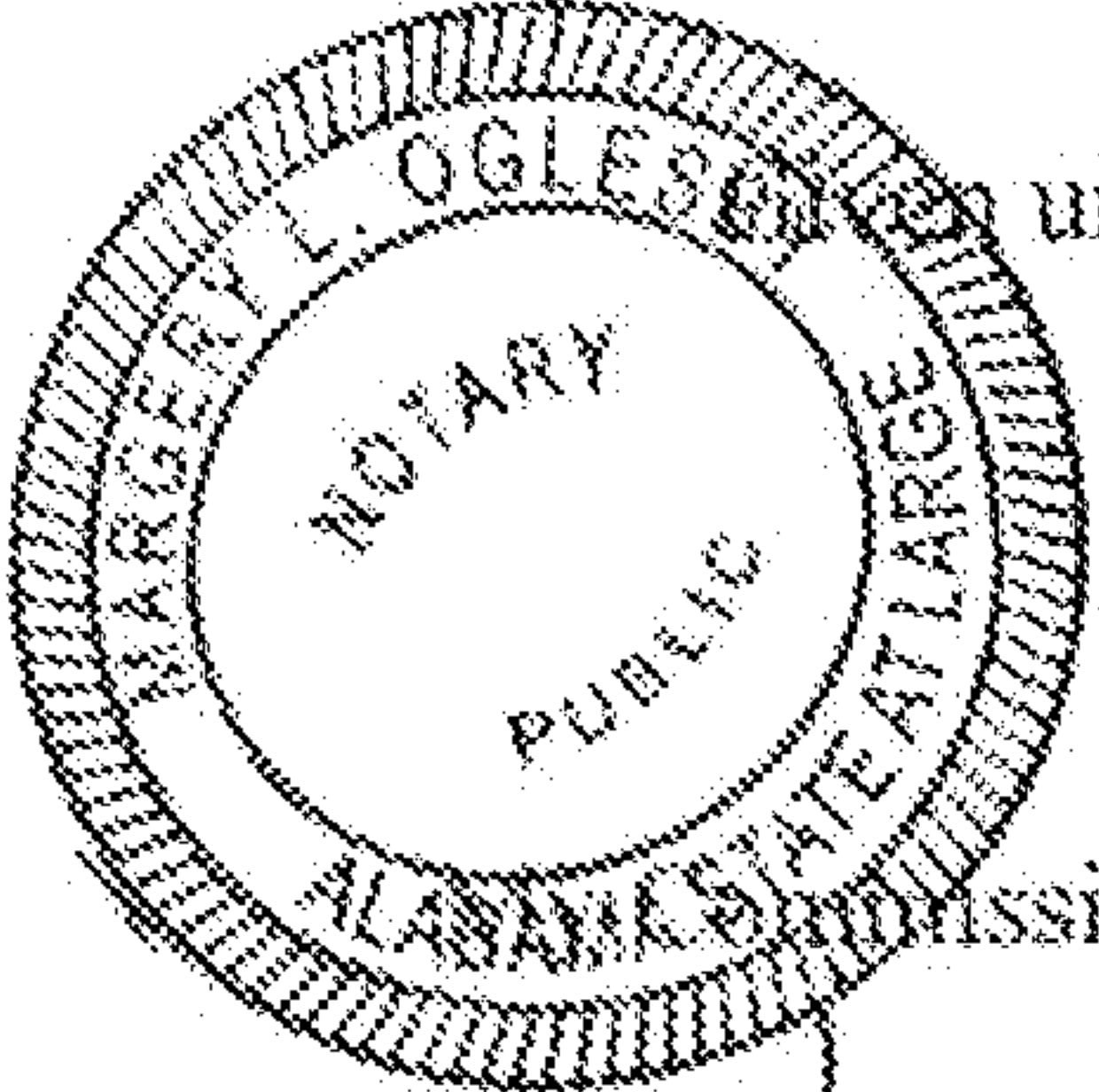
By

*[Signature]*  
KRISTOFOR D. SODERGREN  
Its Attorney in Fact

STATE OF ALABAMA \*  
\*  
COUNTY OF TUSCALOOSA \*

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that KRISTOFOR D. SODERGREN, whose name as Attorney in Fact for 21ST MORTGAGE CORPORATION 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 the conveyance, he, in his capacity as said Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Witnessed under my hand and official seal this the 16<sup>th</sup> day of May 2017.



*[Signature]*  
Notary Public

Commission Expires:

08/04/2019

21st mortgage\bradford, ashley mmortgage foreclosure deed.doc

SEND ALL TAX NOTICES TO:

21ST MORTGAGE CORPORATION  
620 Market St  
One Centre Sq  
Knoxville, TN 37902

GRANTOR'S NAME AND ADDRESS:

Ashley M. Bradford  
234 Hughes Rd  
Columbiana, AL 35051

PROPERTY ADDRESS:

234 Hughes Rd  
Columbiana, AL 35051

GRANTEE'S NAME AND ADDRESS:

21<sup>st</sup> Mortgage Corporation  
620 Market St  
One Centre Sq  
Knoxville, TN 37902

SUCCESSFUL BID AMOUNT:  
\$41,650.29



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/22/2017 01:47:33 PM  
\$22.00 CHERRY  
20170522000178120

*[Signature]*