

THIS INSTRUMENT WAS PREPARED

BY:
Jason Tingle, Esq.
244 Inverness Center Dr.
Ste 200
Birmingham, AL 35242

SEND TAX NOTICES TO:

Lake Davidson Properties,LLC
P.O Box 824
Helena, AL 35080

GRANTOR

Eric A Kendrick
9040 Brookline Ln
Helena, AL 35080-3398

GRANTEE

Lake Davidson Properties,LLC
P.O Box 824
Helena, AL 35080

Property Address: 9040 Brookline Ln, Helena, AL 35080-3398
Purchase Price: \$85,500.00
Sale Date: November 1, 2018

RECEIVED
NOV 1 2018

BY:

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on February 24, 2003, Eric A Kendrick, a unmarried man, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as a nominee for GMAC Mortgage Corporation., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument number, 20030304000131490; and subsequently modified on July 8, 2013, and said modification being recorded in Instrument Number, 20131025000423150; and subsequently transferred and assigned to GMAC Mortgage, LLC, and said assignment being recorded in Instrument number, 20110207000043650; and subsequently transferred and assigned to Ocwen Loan Servicing, LLC, and said assignment being recorded in Instrument number, 20130725000303580; 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

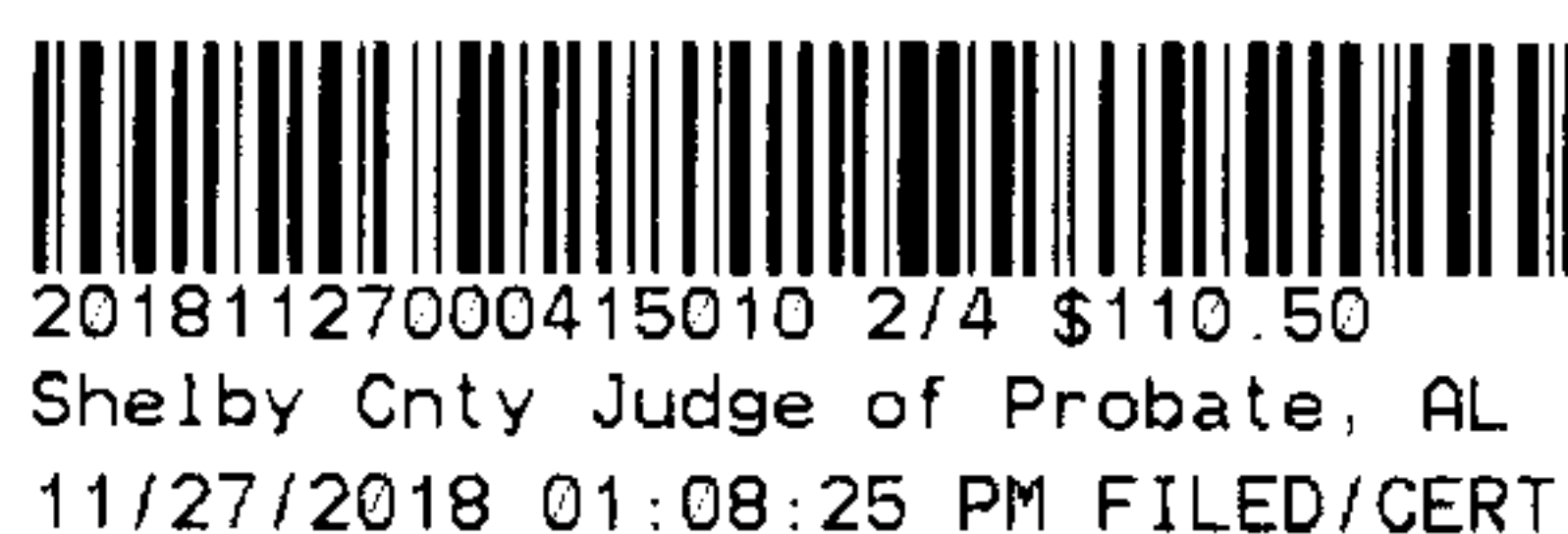
thereof, to sell said property before the Shelby County Courthouse door in the Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash 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 Ocwen Loan Servicing, 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 September 12, 2018, September 19, 2018, September 26, 2018; and

WHEREAS, on November 1, 2018, 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 Ocwen Loan Servicing, LLC 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, Sandra Upton was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Ocwen Loan Servicing, LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Lake Davidson Properties, LLC, in the amount of \$85,500.00, which sum of money Ocwen Loan Servicing, LLC offered to credit on the indebtedness secured by said



mortgage, and the said Ocwen Loan Servicing, LLC, by and through Jason Tingle, as attorney for said Ocwen Loan Servicing, LLC, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Lake Davidson Properties, LLC, the following described property situated in Shelby County, Alabama, to-wit:

Lot 116, according to the Map and Survey of Wyndham Cottages, Phase II, as recorded in Map Book 27, Page 2, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights-of-way, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments now or hereafter becoming due against said property.


TO HAVE AND TO HOLD the above described property to Lake Davidson Properties, LLC 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, Ocwen Loan Servicing, LLC has caused this instrument to be executed by and through Jason Tingle, as attorney for said Transferee, and said Jason Tingle, as attorney for said Transferee, has hereto set his hand and seal on this the 15th day of November, 2018.

Ocwen Loan Servicing, LLC

By: [Signature]
Jason Tingle, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF SHELBY)

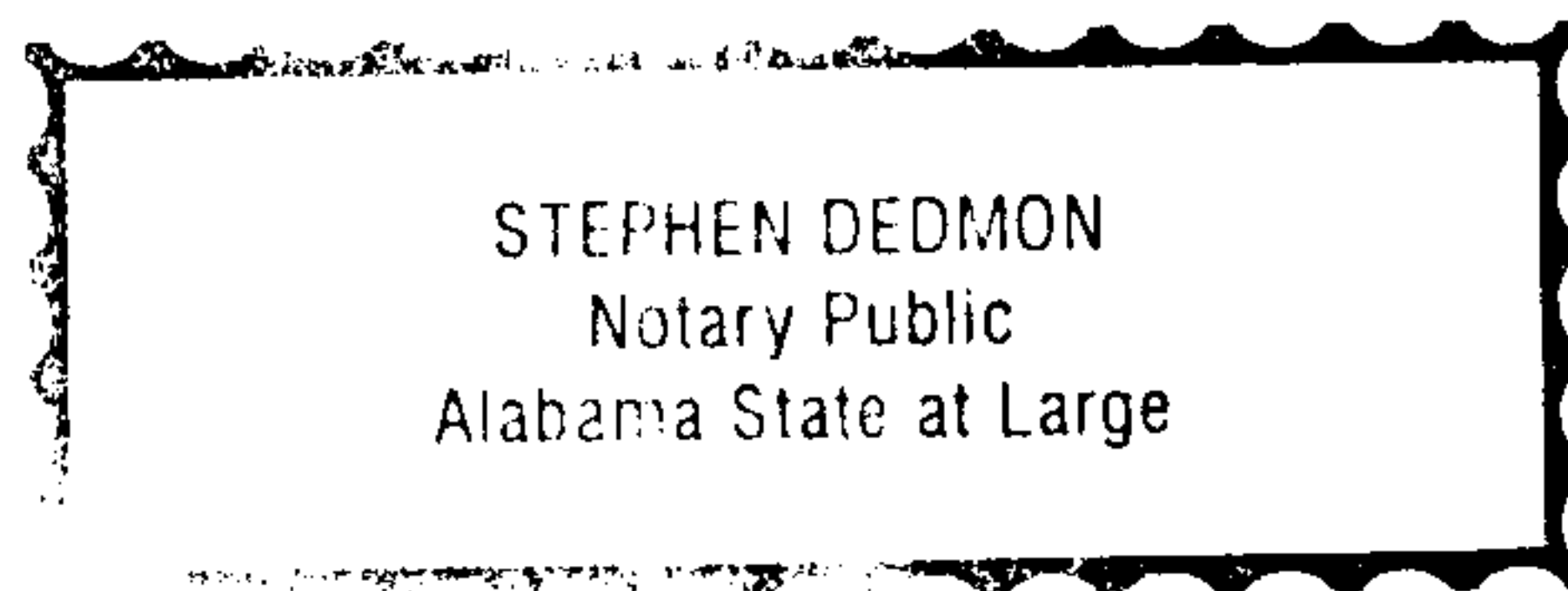

20181127000415010 3/4 \$110.50
Shelby Cnty Judge of Probate, AL
11/27/2018 01:08:25 PM FILED/CERT


I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jason Tingle, whose name as Attorney for Ocwen Loan Servicing, 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 Ocwen Loan Servicing, 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 15th day of November, 2018.



Notary Public
My Commission Expires: 5/11/19




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