

20190109000009400
01/09/2019 11:53:09 AM
FCDEEDS 1/3

DOCUMENT PREPARED BY AND RETURN TO:

Victor Kang
3145 Avalon Ridge Place
Suite 100
Peachtree Corners, GA 30071

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, heretofore, on, to-wit: the 19th day of September, 2013, CHRISTOPHER B. CRAWFORD, A SINGLE MAN executed that certain mortgage on real property hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR HOMETOWN LENDERS LLC, which said mortgage was recorded in the Office of the Judge of Probate in Shelby County, Alabama, on September 26, 2013, at Instrument Number 20130926000387840, Shelby County, Alabama Records, said Mortgage having subsequently been transferred and assigned to **THE MONEY SOURCE, INC.**, by instrument recorded in at Instrument Number 20160929000356670, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in a newspaper published in said County 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in accordance with the loan terms, and The Money Source, Inc. did declare due all of the indebtedness secured by 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 of general circulation published in Shelby County, Alabama, in its issues of December 12, 2018, December 19, 2018, December 26, 2018, that the property would be sold on January 7, 2019; and

WHEREAS, on January 7, 2019, the day on which the foreclosure was due to be held under the terms of the said notice, between the legal hours of sale, said foreclosure was duly conducted, and The Money Source, Inc. did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, The Money Source, Inc. was the highest bidder in the amount of Seventy-Two Thousand Two Hundred and 00/100 dollars (\$72,200.00), on the indebtedness secured by said mortgage; and The Money Source, Inc., by and through its undersigned counsel, does hereby grant, bargain, sell and convey unto The Money Source, Inc., all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to wit:

A TRACT OF LAND LOCATED IN SHELBY COUNTY, ALABAMA;
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 1 WEST,
SHELBY COUNTY, ALABAMA AND RUN THENCE NORTHERLY ALONG THE WEST
LINE OF SAID QUARTER - QUARTER SECTION A DISTANCE OF 486.00 FEET TO A
POINT; THENCE TURN A DEFLECTION ANGLE OF 88 DEGREES, 00 MINUTES, 30
SECONDS RIGHT AND RUN EASTERLY A DISTANCE OF 16.64 FEET TO A POINT ON
THE EASTERLY RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 97; THENCE
TURN A DEFLECTION ANGLE OF 00 DEGREES, 03 MINUTES, 30 SECONDS LEFT AND
RUN EASTERLY ALONG EXISTING PROPERTY LINE A DISTANCE OF 629.25 FEET TO
THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED. THENCE
CONTINUE ALONG LAST DESCRIBED COURSE, A DISTANCE OF 690.38 FEET TO A
POINT; THENCE TURN A DEFLECTION ANGLE OF 87 DEGREES, 58 MINUTES, 28

FILE NO.: TMS-16-06047

SECONDS LEFT AND RUN NORTHERLY A DISTANCE OF 272.89 FEET TO A POINT; THENCE TURN A DEFLECTION ANGLE OF 92 DEGREES, 00 MINUTES, 00 SECONDS LEFT AND RUN WESTERLY A DISTANCE OF 823.51 FEET TO A POINT; THENCE TURN A DEFLECTION ANGLE OF 114 DEGREES, 22 MINUTES, 38 SECONDS LEFT AND RUN SOUTHWESTERLY A DISTANCE OF 299.54 FEET TO THE POINT OF BEGINNING.

ALSO A NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS AND EGRESS ALONG EXISTING GRAVEL DRIVEWAY AS SHOWN ON EXISTING PLAT AS GRANTED IN EASEMENT DEED RECORDED IN INSTRUMENT 20130925000386590. SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD. ADDRESS: 400 HWY 97; COLUMBIANA, AL 35051.

TO HAVE AND TO HOLD the above described property unto The Money Source, Inc. its successors/heirs and assigns, forever; subject, however, subject to the statutory rights of redemption from said foreclosure sale in favor of those parties or entities entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, zoning ordinances, any outstanding taxes, restrictive covenants, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, The Money Source, Inc., has caused this instrument to be executed by and through its undersigned counsel, as attorney for said Transferee, and said undersigned counsel for said Transferee, has hereto set his/her hand and seal on this the 8th day of January, 2019.

The Money Source, Inc.

By: _____
Printed Name: Victor Kang
Its: Attorney

STATE OF GEORGIA
COUNTY OF GWINNETT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor Kang, acting in his/her capacity as attorney for The Money Source, Inc., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she , as such attorney and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as attorney for The Money Source, Inc..

Given under my hand and official seal on this 8th day of January, 2019.


Notary Public
My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Christopher B Crawford
 Mailing Address 400 Hwy 97, Columbiana, AL 35051

Grantee's Name The Money Source, Inc.
 Mailing Address 135 Maxess Rd.

Melville, NY 11747

Property Address 400 Hwy 97, Columbiana, AL 35051

Date of Sale 01/07/2019

Total Purchase Price \$ 72,200.00

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

MORTGAGE FORECLOSURE DEED

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 in Code of Alabama 1975 § 40-22-1 (h).

Date 01/09/2019

Print Heather L. Sanford

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/09/2019 11:53:09 AM
 \$22.00 CHERRY
 20190109000009400

Heather L. Sanford

Form RT-1