


STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20190809000288820 1/3 \$188.00
Shelby Cnty Judge of Probate: AL
08/09/2019 02:42:07 PM FILED/CERT

FORECLOSURE DEED

WHEREAS, Ryan Crooks aka Ryan K. Crooks, An Unmarried Man and Cassidy McCloy, An Unmarried Woman, did on May 15, 2017, execute a mortgage conveyance which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Document No. 20170517000170780 which mortgage did convey the lands hereinafter described to Redstone Federal Credit Union, a corporation organized and existing under the laws of the United States of America; and

WHEREAS, in and by the terms of said mortgage, the mortgagee, Redstone Federal Credit Union, a corporation organized and existing under the laws of the United States of America, and assigns, or any person conducting said sale for mortgagee, were authorized and empowered to sell the hereinafter described property upon default in the payment of the principal sum secured by said mortgage and the interest thereon, at auction for cash, at the Shelby County Courthouse, in the City of Columbiana, Alabama, after having given notice thereof for three weeks by publication once a week in any newspaper then published in the said County, and execute the proper conveyance to the purchaser and further, that the auctioneer or person making the sale was empowered and directed to make and execute a deed to the purchaser in the names of the mortgagors; and

WHEREAS, there was default in the payment of the principal sum secured by said mortgage and the interest thereon and, said default continuing, and after said default, notice was given as required in said mortgage of the time, place and terms of said sale, together with a description of said property to be sold and the purpose of such sale by publication once a week for three successive weeks, viz: June 26, July 3, and 10, 2019, in The Shelby County Reporter, a newspaper then and now published in Shelby County, Alabama, and

WHEREAS, pursuant to the said notice, said property was offered for sale during the legal hours of sale by Charles Howard Grisham, attorney-in-fact for the mortgagor and as attorney-in-fact for said mortgagee, and Charles Howard Grisham, as auctioneer and person making the sale, at the Shelby County Courthouse, in the City of Columbiana, on July 17, 2019, and at said sale, My Place Rentals LLC, was the highest bidder for the said property at and for the sum of One-Hundred-Sixty-Five Thousand and 0/100 Dollars (\$165,000.00), and said property was sold to the said My Place Rentals LLC, at and for the sum aforesaid.

NOW THEREFORE, the premises considered, the said mortgagee, Redstone Federal Credit Union, a corporation organized and existing under the laws of the United States of America, by and through its attorney-in-fact, Charles Howard Grisham, duly authorized as aforesaid and Charles Howard Grisham, as the auctioneer and person making the sale, by virtue of and in execution of the powers contained in said mortgage conveyance as aforesaid, for and in consideration of the sum of One-Hundred-Sixty-Five Thousand and 00/100 Dollars (\$165,000.00) to it in hand paid by the said My Place Rentals LLC, receipt of which is hereby acknowledged, does GRANT, BARGAIN, SELL and CONVEY unto the said My Place Rentals LLC, the following described real estate lying and being situated in the County of Shelby, State of Alabama, to-wit:

Lot 16 of the Villages at Westover According to Map Book 39, Pages 9A & 9B, as recorded in the Probate Office of Shelby County, Alabama.

SUBJECT TO EASEMENTS RECORDED OR UNRECORDED.

This conveyance is subject to all rights of redemption and similar rights and powers granted to certain persons pursuant to the state and federal laws.

TO HAVE AND TO HOLD unto the said My Place Rentals LLC, 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 in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

Shelby County, AL 08/09/2019
State of Alabama
Deed Tax: \$165.00

IN WITNESS WHEREOF, the mortgagee, Redstone Federal Credit Union, a corporation organized and existing under the laws of the United States of America, by and through its attorney-in-fact, Charles Howard Grisham, and the said Charles Howard Grisham, as auctioneer and person making the sale, have hereunto set his hand and seal this the 17th day of July, 2019.

REDSTONE FEDERAL CREDIT UNION, a corporation organized and existing under the laws of the United States of America

BY: _____

Attorney-in-Fact

Auctioneer and Person Making The Said Sale

STATE OF ALABAMA)
 :
COUNTY OF MADISON)

I, Kris A. Turner, a Notary Public in and for said County and State, hereby certify that Charles Howard Grisham, whose name as Attorney-in-Fact for Redstone Federal Credit Union, a corporation organized and existing under the laws of the United States of America, Charles Howard Grisham, whose name as Auctioneer and Person Making the Said Sale, 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 this conveyance, that he, in his capacity as such Attorney-in-Fact for Redstone Federal Credit Union, a corporation organized and existing under the laws of the United States of America, and with full authority, executed the same voluntarily for and as the act of said Redstone Federal Credit Union, a corporation organized and existing under the laws of the United States of America, and he, in his capacity as Auctioneer and Person Making the Said Sale being informed as such Auctioneer and Person Making the Said Sale of the contents of this conveyance and with full authority, executed the same voluntarily on the day the same bears date.


GIVEN under my hand and official seal this the 17th day of July, 2019.

Kris A. Turner
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Kris A. Turner
My Commission Expires
February 23, 2022

THIS INSTRUMENT PREPARED BY:

Charles Howard Grisham
Attorney at Law
Post Office Box 5585
Huntsville, Alabama 35814-5585
(256) 837-5100


20190809000288820 2/3 \$188.00
Shelby Cnty Judge of Probate, AL
08/09/2019 02:42:07 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Ryan Crooks and
Mailing Address Cassidy McCloy

Grantee's Name My Place Rentals LLC
Mailing Address 1222 Edenton Street
Birmingham, AL 35242

Property Address 167 Lorrin Lane
Sterrett, AL 35147

Date of Sale July 17, 2019
Total Purchase Price \$ 165,000.00

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 Specified on Deed Itself

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 July 17, 2019

Print Charles Howard Grisham

☒ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190809000288820 3/3 \$188.00
Shelby Cnty Judge of Probate: AL
08/09/2019 02:42:07 PM FILED/CERT