

STATE OF ALABAMA)
 :
SHELBY COUNTY)


20121003000378490 1/5 \$26.00
Shelby Cnty Judge of Probate, AL
10/03/2012 01:51:15 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, on the 14TH day of July, 2009, Elaine W. Beiersdoerfer, executed a mortgage to Schreeder, Wheeler, & Flint, LLP, to secure the sum up to a maximum of One Hundred Thousand dollars (\$100,000.00) and interest which said mortgage is recorded in Instrument No. 2009 0714000270550 in the Probate Office of Shelby County, Alabama; **And**, the said Schreeder, Wheeler, & Flint, LLP, did transfer said mortgage and note to Legal Collection Services, LLC, which transfer and assignment is recorded in Instrument No. 20120827000321850, on August 27, 2012, and, that the debt secured in said mortgage, by terms thereof, is past due, and in which said mortgage, the Mortgagee, its successors and assigns, personal representatives, agents or attorneys are authorized and empowered to sell said property embraced in said mortgage, at auction for cash at the front door of the Shelby County Courthouse in Columbiana, Alabama and execute and deliver a Deed to the Purchaser in the names of the mortgagors, and,

WHEREAS, default was made in payment of said mortgage debt and the said default continued, and that the said Legal Collection Services, LLC, gave notice of the time, place and terms of said sale by publication once a week for three consecutive weeks in the Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, County of Shelby, Alabama, that it would sell the property embraced by said mortgage at auction for cash, at the front door of the Courthouse of Shelby County, Alabama during the legal hours of sale on the 3rd day of October, 2012, between 11:00 o'clock a.m. and 4:00 p.m.; and acting by and through Barry E. Vickery, Attorney, at said time and place offered said property for sale and the said Legal Collection Services, LLC, bid therefor the sum of One Hundred Thousand dollars and 00/100ths (\$100,000.00), that being the highest, last and best bid therefor, the property was knocked down to them.

Barry E. Vickery *\$100,000.*
NOW THEREFORE, in consideration of the premises and the said sum of ~~\$100,500.00~~ to me this day in hand paid by the said Legal Collection Services, LLC, the receipt whereof is hereby acknowledged, we the said Legal Collection Services, LLC, by and through Barry E. Vickery, Attorney-in-Fact and the said Barry E. Vickery, as the same person making the sale, do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Legal Collection Services, LLC, its successors and assigns, the following described real estate lying and being situated in the County of Shelby, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This property is being sold subject to existing mortgage liens and other encumbrances which are prior to the mortgage being foreclosed.

TO HAVE AND TO HOLD the aforementioned premises unto the said Legal Collection Services, LLC, its successors and assigns, **FOREVER**.

IN TESTIMONY WHEREOF, we the said Legal Collection Services, LLC, with our Attorney-in-Fact, Barry E. Vickery, as the person making the sale, have hereunto set our hands and seals, on this the 3rd day of October, 2012.

Legal Collection Services, LLC

by: *Barry E. Vickery*

Barry E. Vickery

As the person making the sale

STATE OF ALABAMA)

:

SHELBY COUNTY)

I, the undersigned, Notary Public in and for said State and said County, hereby certify that Barry E. Vickery, whose named as auctioneer and attorney-in-fact for Legal Collection Services, LLC, and also as the person making the sale, as 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 such auctioneer and attorney-in-fact for Legal Collection Services, LLC, and also as the person making the sale therein recited, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 3rd day of Oct., 2012.

My Commission Expires:

Kelly B. Mullin
Notary Public

~~Notary Public State At Large~~
Kelly B. Mullin
Commission Expires
June 28, 2013


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*Prepared by Barry E. Vickery,
Covenant Law Firm, PC
2230 3rd Avenue North
Birmingham, AL 35203*



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Exhibit "A"

Legal Description

All that tract of land lying and being in the Northwest Quarter of Section 11 and the Southwest Quarter of Section 2, Township 22 South Range 2 West, Shelby County, Alabama and being Tract 3-A as shown on a resurvey of Tract 3, Meadow Lake Farm, dated March 31, 2009 by Arrington Engineering and recorded in Map Book 41, Page 14, in the Office of the Judge of Probate of Shelby County, Alabama. Said recorded map being incorporated herein by reference. Subject to covenants, restrictions and easements of record in the Office of the Probate Judge, Shelby County, Alabama.

Reserving to Grantor a non-exclusive, perpetual easement for ingress and egress between Meadow Lake Road and the remaining property of grantor described as Tract 3-B on the aforesaid plat recorded at Map Book 41, page 14, aforesaid records, for ingress and egress between Meadow Lake Road and said Tract 3-B and for utility service to said Tract 3-B. Said easement is 40 feet wide and is located 20 feet on either side of the center line of the existing road which runs along or near the westerly and northwesterly boundary of Tract 3-A

Real Estate Sales Validation Questionnaire

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

Grantor's Name Elaine W. Beiersdoerfer

Grantee's Name Legal Collection Services, LLC.

Mailing Address _____

Mailing Address: 2230 3rd Ave. North
Birmingham, AL 35203

Property Address: Unknown

Date of Sale: Foreclosure, 10/3/2012

Total Purchase Price \$100,000.00

or

Current Assessor's MV\$ _____

Documentary Evidence provided:

_____ Closing Statement

_____ Bill of Sale

_____ Sells Contract

X Other FORECLOSURE (Bought by Assignee of Original Mortgage)


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Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

- x Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid. (Foreclosure)
- ☐ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.
- ☐ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October 1, 1923.
- ☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

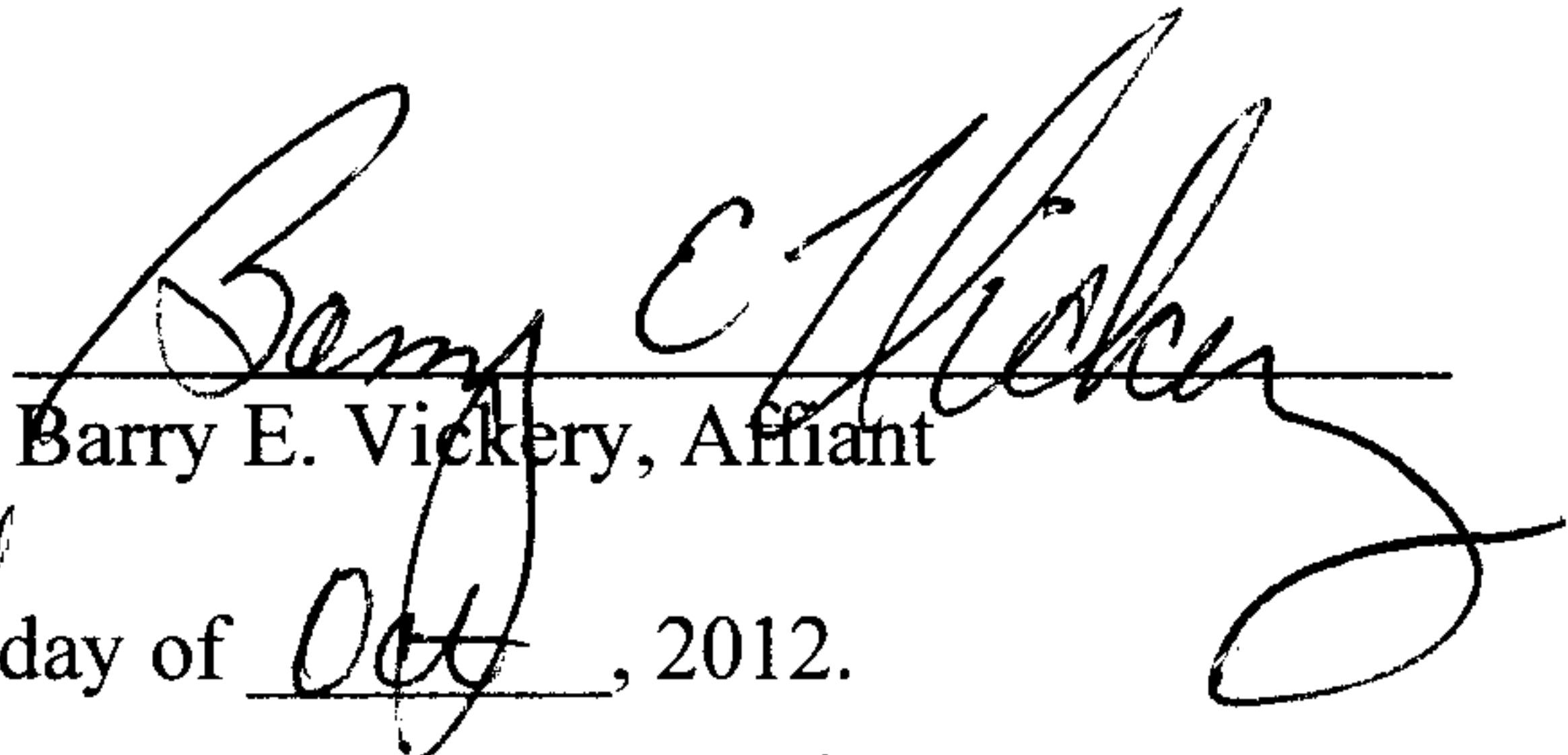
Date _____

Print: Barry E. Vickery

Sign Barry E. Vickery
(Owner/Agent) circle one

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

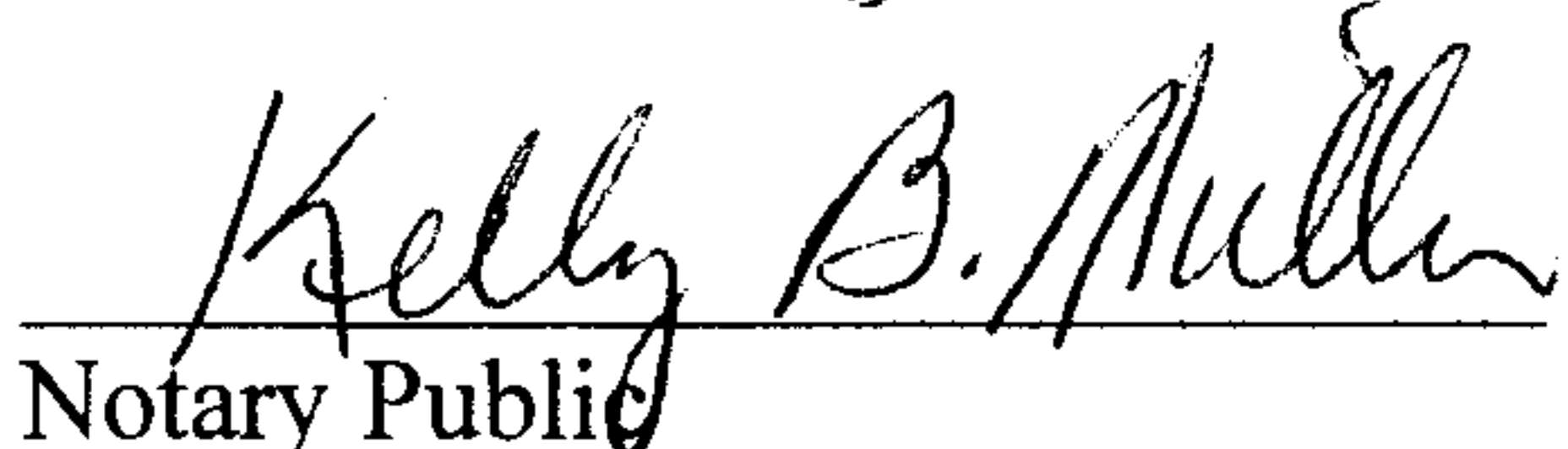
Before me, the undersigned, a Notary Public in and for said County in said State personally appeared **Barry E. Vickery**, who, being by me first duly sworn makes oath that he/she has read the foregoing Foreclosure Deed and knows the contents thereof, and that he/she avers that the facts therein are true and correct.


Barry E. Vickery, Affiant

Sworn to and subscribed before me this 3rd day of Oct, 2012.

My Commission expires:

Kelly B. Mullin
Notary Public State At Large
Commission Expires
June 28, 2013


Notary Public


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