

SEND TAX NOTICE TO:

Kondaur Capital Corporation

1 City Blvd. W. Suite 1700

Orange, CA 92868

20130926000387720 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
09/26/2013 02:40:11 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 23rd day of September, 2004, Rebecca Watts, an unmarried woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Alabama Home Mortgage Lending, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20040927000532410, said mortgage having subsequently been transferred and assigned to Kondaur Capital Corporation, as Separate Trustee of Matawin Ventures Trust Series 2012-3, by instrument recorded in Instrument Number 20130717000290050, 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 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 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 the payment of the indebtedness secured by said mortgage, and the said Kondaur Capital Corporation, as Separate Trustee of Matawin Ventures Trust Series 2012-3 did declare 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 August 14, 2013, August 21, 2013, and August 28, 2013; and

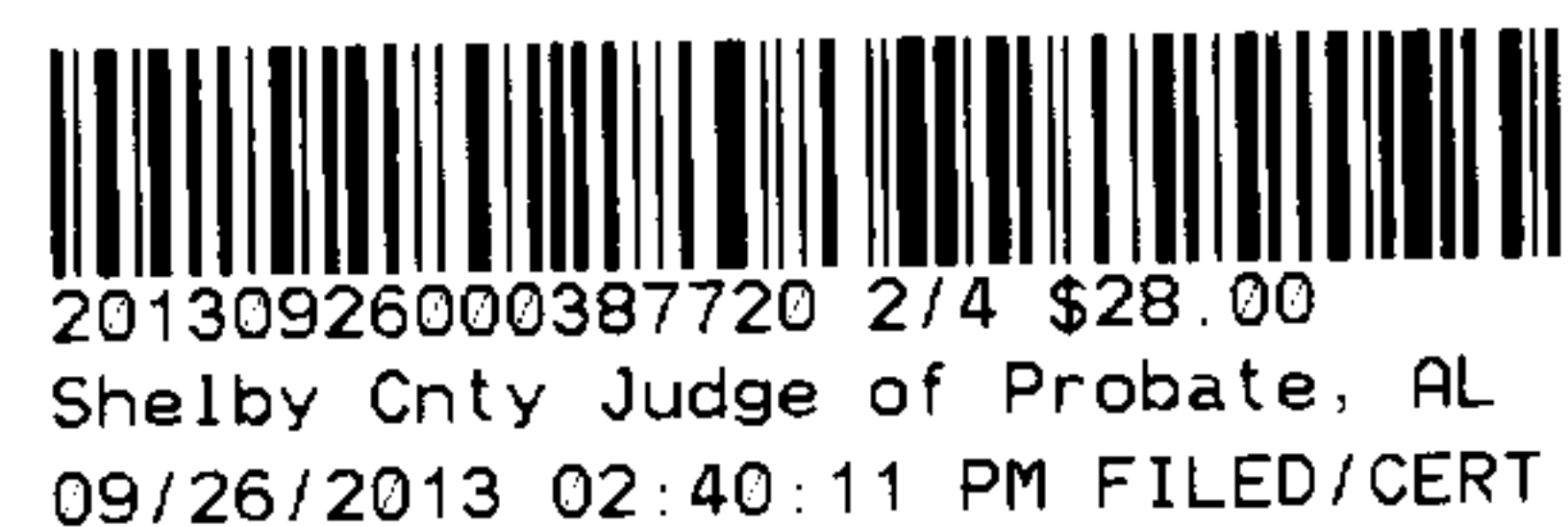
WHEREAS, on September 16, 2013, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Kondaur Capital Corporation, as Separate Trustee of Matawin Ventures Trust Series 2012-3 did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Kondaur Capital Corporation, as Separate Trustee of Matawin Ventures Trust Series 2012-3; and

WHEREAS, Kondaur Capital Corporation, as Separate Trustee of Matawin Ventures Trust Series 2012-3 was the highest bidder and best bidder in the amount of Eighty Thousand And 00/100 Dollars (\$80,000.00) on the indebtedness secured by said mortgage, the said Kondaur Capital Corporation, as Separate Trustee of Matawin Ventures Trust Series 2012-3, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Kondaur Capital Corporation, as Separate Trustee of Matawin Ventures Trust Series 2012-3 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Sugar Hill Townhomes, as recorded in Map Book 28, Page 115, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Kondaur Capital Corporation, as Separate Trustee of Matawin Ventures Trust Series 2012-3 its successors/heirs 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.

IN WITNESS WHEREOF, Kondaur Capital Corporation, as Separate Trustee of Matawin Ventures Trust Series 2012-3, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 20 day of Sept., 2013.

Kondaur Capital Corporation, as Separate
Trustee of Matawin Ventures Trust Series 2012-
3

By: AMN Auctioneering, LLC
Its: Auctioneer

By: [Signature]
Aaron Nelson, Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC acting in its capacity as auctioneer for Kondaur Capital Corporation, as Separate Trustee of Matawin Ventures Trust Series 2012-3, 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, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 20 day of September, 2013.

[Signature]
Notary Public
My Commission Expires: MY COMMISSION EXPIRES OCTOBER 28, 2014

This instrument prepared by:
Andy Saag
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727


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Real Estate Sales Validation Form

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

Grantor's Name Kondaur Capital Corporation, as
Separate Trustee of Matawin
Ventures Trust Series 2012-3

Mailing Address c/o Kondaur Capital
Corporation
1 City Blvd. W. Suite 1700
Orange, CA 92868

Property Address 101 Sugar Hill Ln
Alabaster, AL 35007

Grantee's Name Kondaur Capital Corporation, as
Separate Trustee of Matawin
Ventures Trust Series 2012-3

Mailing Address c/o Kondaur Capital
Corporation
1 City Blvd. W. Suite 1700
Orange, CA 92868

Date of Sale 09/16/2013

Total Purchase Price \$80,000.00

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 Foreclosure Bid Price

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

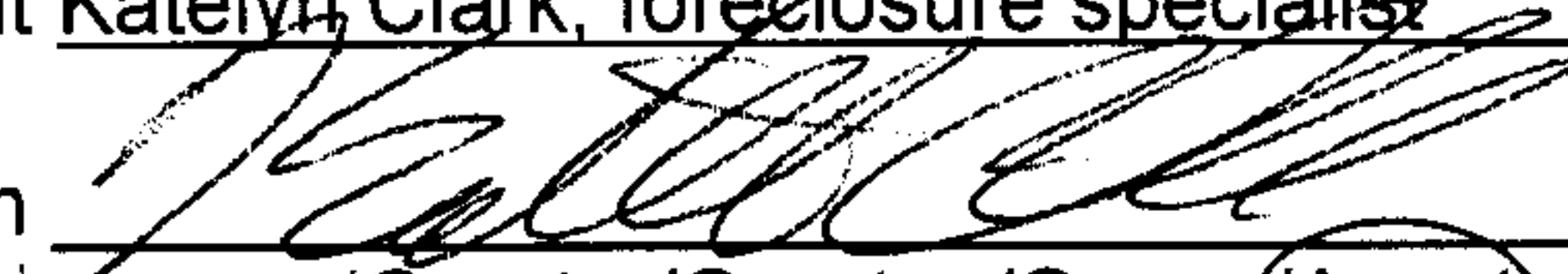
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date

☐ Unattested

(verified by)

Print Katelyn Clark, foreclosure specialist

Sign 

(Grantor/Grantee/Owner/Agent) circle one



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