

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: April 10, 2009, Shannon Edwards, Mortgagor, executed a certain mortgage to Stephen A. Bobulinski, said mortgage being recorded in Instrument 20091007000379650, in the Probate Office of Shelby County, Alabama; and

WHEREAS, the said Stephen A. Bobulinski transferred and assigned said mortgage and the debt thereby secured to James E. Mulvaney, Jr., being recorded in Instrument 20130822000343380, aforesaid records, James E. Mulvaney, Jr., is now the holder and owner of said mortgage and debt.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said James E. Mulvaney, Jr., as Transferee, did declare all of the indebtedness secured by the said mortgage, due and payable, and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof, by U. S. Mail and by publication in The Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of May 14, 21 and 28, 2014.

WHEREAS, on June 11, 2014, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said James E. Mulvaney, Jr., as Transferee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of James E. Mulvaney, Jr., in the amount of Forty Eight Thousand Eight Hundred Ninety and 00/100 Dollars (\$48,890.00) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to the said James E. Mulvaney, Jr.; and

WHEREAS, W. L. Longshore, III conducted said sale on behalf of the said James E. Mulvaney, Jr.; and

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of Forty Eight Thousand Eight Hundred Ninety and 00/100 Dollars (\$48,890.00), Shannon Edwards, Mortgagor by and through the said James E. Mulvaney, Jr., as Transferee, do grant, bargain, sell and convey unto James E. Mulvaney, Jr., his successor and assigns forever, the following described real property situated in Shelby County, Alabama to-wit:

Lot 2, according to the Survey of Shadow Wood Park, as recorded in Map Book 13, Page 130, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto the said James E. Mulvaney, Jr., his successors and assigns forever; 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, the said Shannon Edwards, Mortgagor, by the said James E. Mulvaney, Jr., as Transferee, by W. L. Longshore, III, as auctioneer conducting said sale caused these presents to be executed on this the 11th day of June, 2014.

**SHANNON EDWARDS
MORTGAGOR**

By: **JAMES E. MULVANEY, JR.
AS TRANSFEREE**

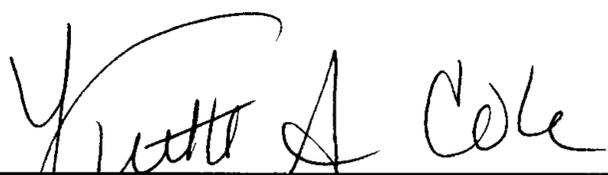
By: 

**W. L. Longshore, III,
Auctioneer**

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, III whose name as auctioneer for the said James E. Mulvaney, Jr., 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of June, 2014.



**NOTARY PUBLIC: Yvette A. Cole
My Commission Expires: 05/24/2016**

THIS INSTRUMENT PREPARED BY:

W. L. Longshore, III
Longshore, Buck & Longshore, P.C.
The Longshore Building
2009 Second Avenue North
Birmingham, Alabama 35203-3703

GRANTEE'S ADDRESS:

James E. Mulvaney, Jr.
300 Shadow Wood Park
Birmingham, AL 35244-3401



20140611000176940 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
06/11/2014 03:59:11 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: Shannon Edwards

Grantee's Name: James E. Mulvaney, Jr.

Mailing Address: 5308 Meadow Circle
Birmingham, AL 35242

Mailing address: 300 Shadow Wood
Birmingham, AL 35244-3401

Property Address: Birmingham, AL 35242

Date of Sale: June 11, 2014
Total Purchase Price \$ 48,890.00
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
X Other (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.



20140611000176940 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
06/11/2014 03:59:11 PM FILED/CERT

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 6-11-2014

Print W. L. Longshore III

Unattested

Sign

Verified by

(Grantor/Grantee/Owner/Agent) circle one