


Send Tax Notice To:
Pacific Union Financial, LLC
c/o Pacific Union Financial
1603 LBJ Freeway
Suite 500
Farmers Branch, TX 75234

When Recorded Return to:
David Sigler, Esq.
Butler & Hosch, LLC
1 Independence Plaza
Suite 416
Birmingham, AL 35209

STATE OF ALABAMA)
COUNTY OF SHELBY)


20150424000132600 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
04/24/2015 08:24:17 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore, on, to-wit: the 12th day of April, 2013, John Compston III, a single person, executed that certain mortgage on real property hereinafter described to Maverick Funding Corp., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20130418000158850, said mortgage having subsequently been transferred and assigned to Pacific Union Financial, LLC ("Transferee"), by instrument executed on February 26, 2014 and recorded on March 19, 2014 in Instrument 20140319000076160,, in the aforesaid Probate Office; 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 the 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 Pacific Union Financial, LLC 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 January 7, 2015, January 14, 2015, January 21, 2015, March 11, 2015; and

WHEREAS, on April 7, 2015, 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 Pacific Union Financial, LLC 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

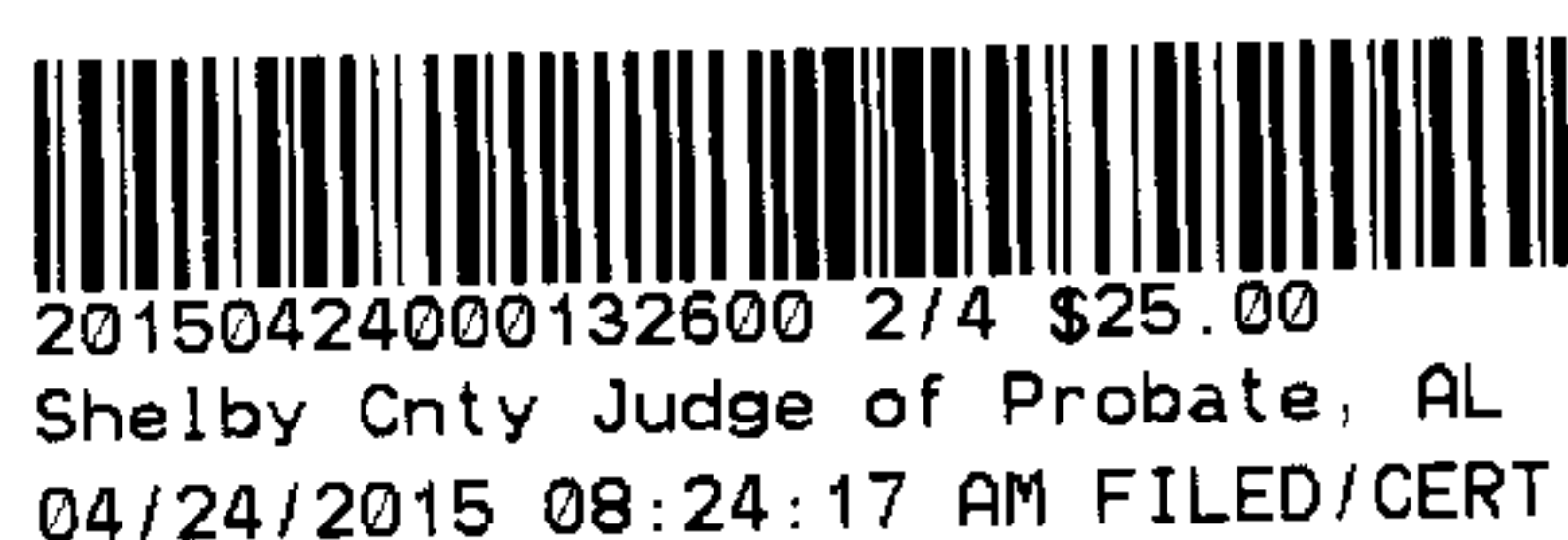
WHEREAS, David Sigler was the auctioneer and the person conducting the sale for said Pacific Union Financial, LLC; and

WHEREAS, Pacific Union Financial, LLC, was the highest bidder and best bidder in the amount of Two Hundred Thirty-Five Thousand Two Hundred and 00/100 Dollars (\$235,200.00) on the indebtedness secured by said mortgage, the said Pacific Union Financial, LLC, by and through David Sigler as attorney for said Transferee, does hereby convey unto Pacific Union Financial, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 9-20, according to the Survey of Chelsea Park - 9th Sector, as recorded in Map Book 37, Page 47, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and file for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 9th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20051229000659740 and Instrument No. 20060920000468120, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

TO HAVE AND TO HOLD the above described property unto Pacific Union Financial, LLC its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said



foreclosure sale on part of the 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, right-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Pacific Union Financial, LLC has caused this indenture to be executed by and through David Sigler, as attorney for said Transferee, and said David Sigler, as attorney for said Transferee, has hereto set his/her hand and seal on this the 21st day of April, 2015

Pacific Union Financial, LLC


By:


David Sigler, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David Sigler whose name as Attorney for Pacific Union Financial, LLC., 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 the conveyance he/she as such Attorney for Pacific Union Financial, LLC and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

Given under my hand and seal of office this 21st day of April, 2015.


NOTARY PUBLIC
My Commission Expires **November 20, 2018**

This instrument prepared by:

David Sigler, Esq.
Butler & Hosch, LLC
1 Independence Plaza
Suite 416


20150424000132600 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
04/24/2015 08:24:17 AM 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: John Jacob Compston
Mailing Address: 400 Lake Chelsea Way
Chelsea, AL 35043

Grantee's Name: Pacific Union Financial, LLC
Mailing Address: 1603 LBJ Freeway
Suite 500
Farmers Branch, TX 75234

Property Address: 400 Lake Chelsea Way
Chelsea, AL 35043

Date of Sale: April 7, 2015

Total Purchase Price \$ 235,200.00
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

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Bid Amount

☐ Closing Statement

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 04/21/2015

Print Erica Carter

Unattested
(verified by)

Sign Erica Carter
Grantee


20150424000132600 4/4 \$25.00
Shelby Cnty Judge of Probate, AL
04/24/2015 08:24:17 AM FILED/CERT