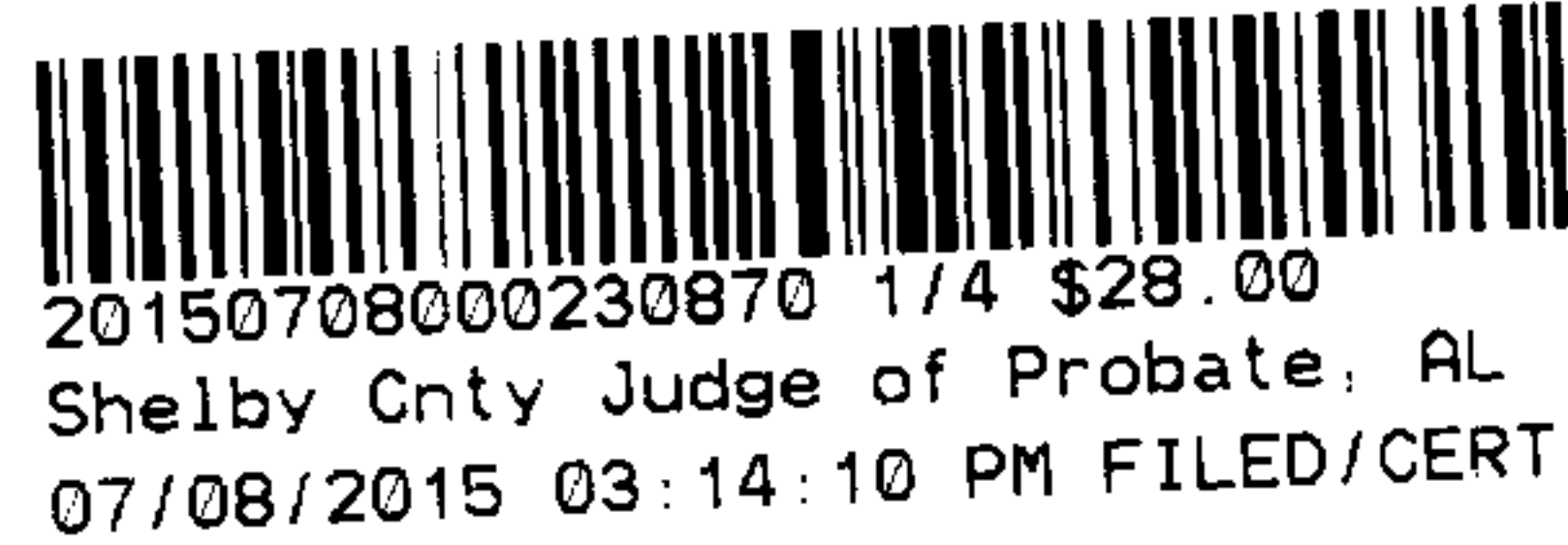


SEND TAX NOTICE TO:  
Selene Finance, LP  
9990 Richmond Ave  
Suite 400 South  
Houston, TX 77042



STATE OF ALABAMA                    )  
  
SHELBY COUNTY                        )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 14th day of October, 2008, Roy L. Dickens, Sr. and Beverley J. Dickens, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Taylor, Bean & Whitaker Mortgage Corp., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20081020000410870, said mortgage having subsequently been transferred and assigned to Selene Finance LP, by instrument recorded in Instrument Number 20150408000112880, 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 Selene Finance LP 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 May 6, 2015, May 13, 2015, and May 20, 2015; and



WHEREAS, on July 1, 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 Selene Finance LP 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

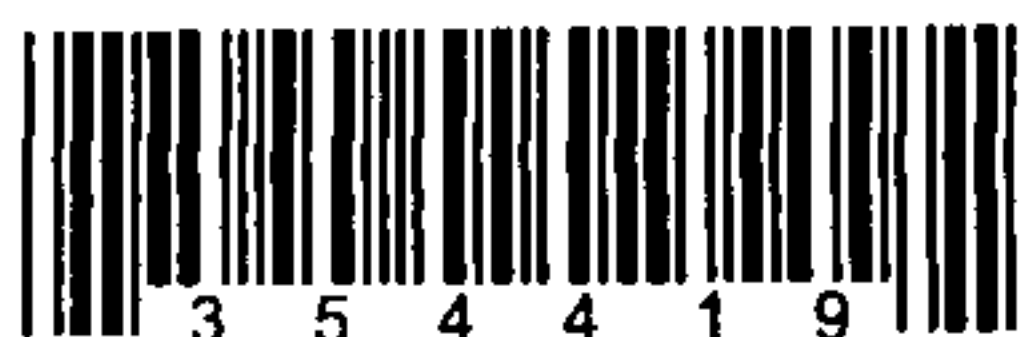
WHEREAS, Red Mountain Title, LLC was the auctioneer which conducted said foreclosure sale and was the entity conducting the sale for the said Selene Finance LP; and

WHEREAS, Selene Finance LP was the highest bidder and best bidder in the amount of Fifty-One Thousand Two Hundred Forty And 00/100 Dollars (\$51,240.00) on the indebtedness secured by said mortgage, the said Selene Finance LP, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Selene Finance LP all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lots 16, 15, 14, 13 and 12 according to Resurvey of Russel R. Hetz property as recorded in Map Book 3, page 119 in Probate Office of the Judge of Probate of Shelby County, Alabama. Also; a part of lot 11, block 52, according to Resurvey of Russel R. Hetz Property, as recorded in Map Book 3, page 119, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described by metes and bounds as follows: Beginning at a steel pin corner marking the Southwest corner of lot 16, block 52, Resurvey of Russel R. Hetz property as recorded in Map Book 3 page 119, in the Office of The Judge of Probate of Shelby County, Alabama and run thence Northerly along the West line of said block 52 a distance of 250.00 feet to a steel pin marking the Northwest corner of lot 12 of said block 52 of said resurvey of Russel R. Hetz Property; thence turn a deflection angle of 83 degrees 21 minutes 11 seconds to the right and run East-Northeasterly a distance of 151.01 feet to a steel pin corner 17.0 feet North of the Northeast corner of same said lot 12, of same said block 52, of same said resurvey of Russel R. Hetz Property; thence turn a deflection angle 96 degrees 38 minutes 49 seconds to the right and run Southerly along the West line of twenty foot alley a distance of 267.00 feet to a steel pin corner on the Southeast corner of lot 16, of same said block 52, of same said resurvey of Russel R. Hetz property; thence turn a deflection angle of 89 degrees 49 minutes 00 seconds right and run Westerly along the South line of said lot 16, a distance of 150.00 feet to the point of beginning. According to the survey of Joseph E. Conn, Jr. RLS#9049, dated August 14, 1997.

TO HAVE AND TO HOLD the above described property unto Selene Finance LP 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.

20150708000230870 2/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
07/08/2015 03:14:10 PM FILED/CERT





IN WITNESS WHEREOF, Selene Finance LP, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 2<sup>nd</sup> day of July, 2015.

Selene Finance LP

By: Red Mountain Title, LLC  
Its: Auctioneer

By: [Signature]  
Lee Nash, Auctioneer

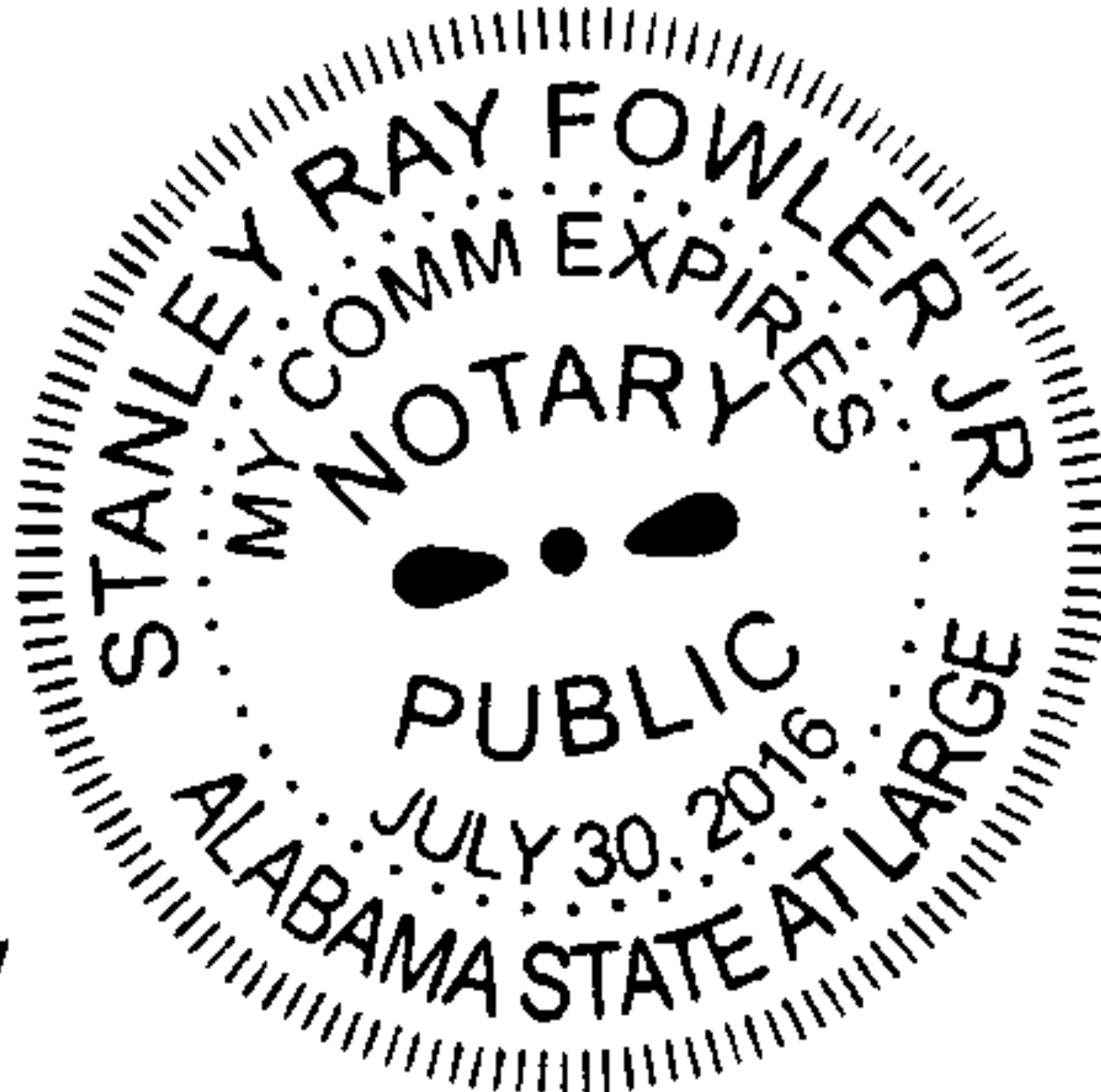
STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee Nash, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Selene Finance LP, 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 auctioneer and with full authority, executed the same voluntarily 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 2 day of July, 2015.

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



[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_



20150708000230870 3/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
07/08/2015 03:14:10 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 Selene Finance LP  
Mailing Address c/o Selene Finance, LP  
9990 Richmond Ave  
Suite 400 South  
Houston, TX 77042

Grantee's Name Selene Finance LP  
Mailing Address c/o Selene Finance, LP  
9990 Richmond Ave  
Suite 400 South  
Houston, TX 77042

Property Address 747 17th Street  
Calera, AL 35040

Date of Sale 07/01/2015

Total Purchase Price \$51,240.00  
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 Price  
☐ 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.


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 07/01/2015

Print Corey Johnson, Foreclosure Specialist

☐ Unattested \_\_\_\_\_  
(verified by)

Sign   
(Grantor/Grantee/Owner/Agent) circle one

  
20150708000230870 4/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
07/08/2015 03:14:10 PM FILED/CERT