

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on June 26, 2014, to-wit: James Ronald Stutts, an unmarried man, executed a mortgage to Mortgage Electronic Registration Systems, Inc., solely as nominee for Quicken Loans Inc., its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on July 10, 2014, in Instrument Number 20140710000209560, Probate Records of Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which said mortgage was subsequently assigned to Quicken Loans Inc., by assignment recorded April 22, 2015 in Instrument Number 20150422000130130, Probate Records of Shelby County, Alabama; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee or its assigns shall have the authority to sell said property before the Courthouse door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and thereafter notice was published in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on June 10, 2015, June 17, 2015, and June 24, 2015, that the hereinafter described property would be sold at the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on August 11, 2015, and

WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale Quicken Loans, became the purchaser of the hereinafter described property at and for the sum of \$120,960.00, cash, which was the highest, best, and last bid therefore; and

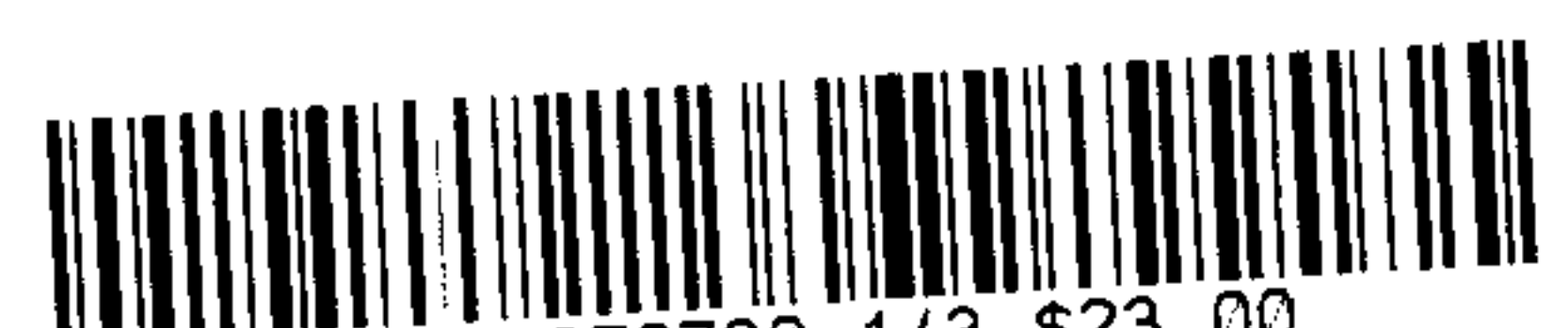
WHEREAS, the undersigned, Danielle Bowling, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by Quicken Loans Inc.;

NOW THEREFORE, IN consideration of the premises James Ronald Stutts, an unmarried man, and Quicken Loans Inc., both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said Quicken Loans, the following described real property situated in Shelby County, Alabama, at 237 Brentwood Dr, Alabaster, AL 35007, but in the event of a discrepancy, the legal description shall control to-wit:

Lot 110, according to the Survey of Weatherly, Brentwood, Sector 15, Phase Two, as recorded in Map Book 20, Page 8, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama, mineral and mining rights excepted.

TO HAVE AND TO HOLD unto Quicken Loans, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said Quicken Loans, under and by virtue of the power and authority contained in the aforesaid mortgage. Subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said James Ronald Stutts, an unmarried man, and Quicken Loans Inc., have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.


20150811000278730 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
08/11/2015 02:59:53 PM FILED/CERT

James Ronald Stutts, an unmarried man and Quicken Loans Inc.

BY: Danielle Bowling
Danielle Bowling
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Danielle Bowling whose name as attorney-in-fact and auctioneer for James Ronald Stutts, an unmarried man, and Quicken Loans Inc., 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-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.


IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 11th day of August, 2015.

Jessica L. Gouland
Notary Public
My Commission Expires: 4/22/18

THIS INSTRUMENT PREPARED BY:
ROBERT J. WERMUTH/rgm
Stephens Millirons, P.C.
P.O. Box 307
Huntsville, Alabama 35804

Grantees Address:
1050 Woodward Avenue
Detroit, MI 48226

Grantors Address:
237 Brentwood Dr
Alabaster, AL 35007-3114


20150811000278730 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
08/11/2015 02:59:53 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 James Stutts
Mailing Address 237 Brentwood Drive
Alabaster, AL 35007

Grantee's Name Quicken Loans
Mailing Address 1050 Woodward Avenue
Detroit, MI 48226

Property Address 237 Brentwood Drive
Alabaster, AL 35007

Date of Sale 08/11/2015
Total Purchase Price \$
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 - Bid at foreclosure sale - \$120,960.00

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

Print Danielle Bowling

Unattested (verified by)

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

Print Form

Form RT-1

