


STATE OF ALABAMA)
SHELBY COUNTY)


20150908000313320 1/10 \$42.00
Shelby Cnty Judge of Probate, AL
09/08/2015 03:13:57 PM FILED/CERT

FORECLOSURE DEED FOR UNPAID COMMON EXPENSE ASSESSMENTS

KNOW ALL PERSONS BY THESE PRESENTS that heretofore, the Declaration of Cambrian Wood Condominiums was filed for record in Misc. Book 12 beginning on page 87 and amended by Misc. Book 12 Page 2; Misc. Book 12, Page 4 and Misc. Book 13, Page 344 in the Office of the Judge of Probate of Shelby County, Alabama. Such Declaration of Condominium provided for the creation of the Cambrian Wood Condominium Inc., (the "Association"), which is the owners' association for Cambrian Wood Condominiums, and authorized by the Declaration of Condominium to manage the common elements of the property and collect the assessments for the common expenses of the property;

WHEREAS, Kyle V. Jones acquired a fee simple title to Unit 119, Cambrian Wood Condominiums, 303 Heath Drive, Birmingham, AL 35243, by warranty deed dated February 28, 2005; and

WHEREAS, Alabama Code § 35-8A-316 provides that the Association shall have a lien against the individual units within the condominium property for payment of the assessment levied by the Association for the common expenses of the condominium property. Alabama Code § 35-8A-316 further provides that the lien of the Association may be foreclosed in like manner as a mortgage on the real estate containing a power of sale in the State of Alabama. Before commencing foreclosure proceedings, the Association provided reasonable advance notice of the pending foreclosure to the owner and all mortgagees of the below described condominium unit; and

WHEREAS, default was made in the payment in the payment of the common expense assessments secured by said lien, and the Association did declare the assessments secured by said lien due and payable and did give due and proper notice in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, once a week for three consecutive weeks on the following dates: July 22, 2015, July 29, 2015, August 5, 2015, prior to the sale stating that the Association would sell the property in payment of the unpaid assessments in satisfaction of the lien, the below described condominium at public outcry for cash to the highest bidder; and

WHEREAS, on the 25th day of August, 2015, the day on which the sale was due to be held, in accordance with said Notice of Foreclosure Sale, between the legal hours of sale, the foreclosure sale was duly and properly conducted on the steps of the courthouse for the county for which said real estate is located, and the Association by and through the undersigned, its duly authorized agent and auctioneer, then and there did offer for sale and sell at public outcry, for cash, to the highest bidder, said real estate; and

WHEREAS, the highest and best bid for cash obtained for said real estate was the bid of Cambrian Wood Condominiums Association, in the amount of TWENTY-TWO THOUSAND TWO-HUNDRED EIGHTY-ONE AND 86/100 Dollars (\$22,281.86), which sum the Association offered to credit on the unpaid condominium assessments secured by said lien, together with a reasonable attorney's fee and other costs associated with the Sale;

WHEREAS, the undersigned was the duly authorized agent and auctioneer for the Association to conduct the sale and was the person conducting the sale;


NOW, THEREFORE, in consideration of the premises and of a credit of TWENTY-TWO THOUSAND TWO-HUNDRED EIGHTY-ONE AND 86/100 Dollars (\$22,281.86), on the indebtedness

secured by said lien, the Association, by and through the undersigned, its duly authorized agent and auctioneer for the Association as the person conducting the sale and the person conducting the sale, does hereby **GRANT, BARGAIN, SELL and CONVEY** unto Cambrian Wood Condominium, Inc., the highest bidder at said sale, the following described real estate situated in Shelby County, Alabama, to wit:

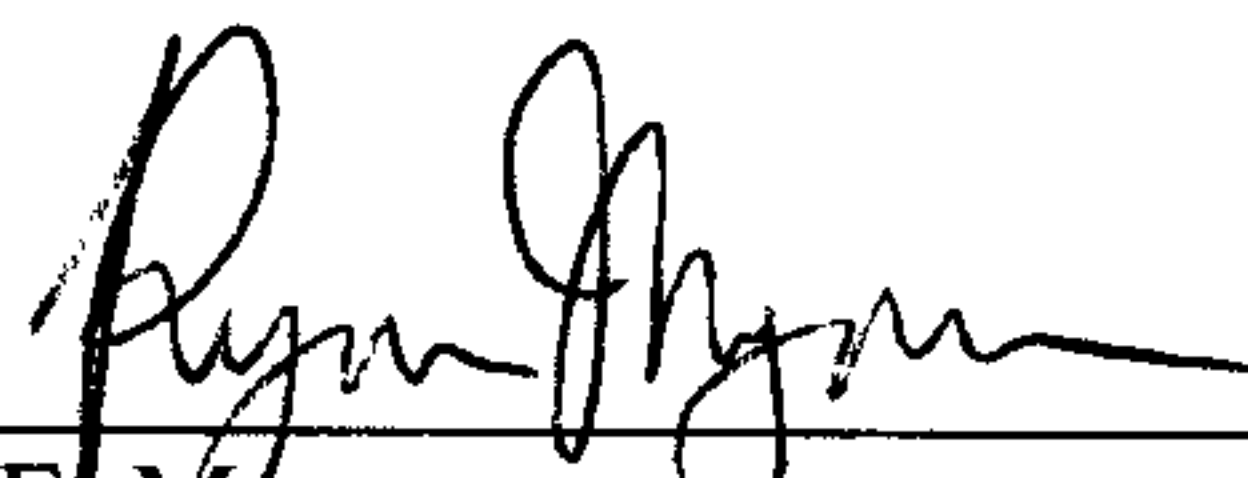
Condominium Unit Number 119 of Cambrian Wood Condominiums, a condominium according to the Declaration of Condominium Ownership of Cambrian Wood Condominiums, recorded in Misc. Book 12, beginning on page 87 and amended by Misc. Book 13, Page 2; Misc. Book 12, Page 4 and Misc. Book 13, Page 344 in the Office of the Judge of Probate of Shelby County, Alabama. Together with a .0111225 percent interest appurtenant to said unit in the common elements as set forth in Exhibit "C" of said Declaration, and together with all of its appurtenances according to the Declaration as recorded in Map Book 6, Page 62, Probate Office of Shelby County, Alabama.

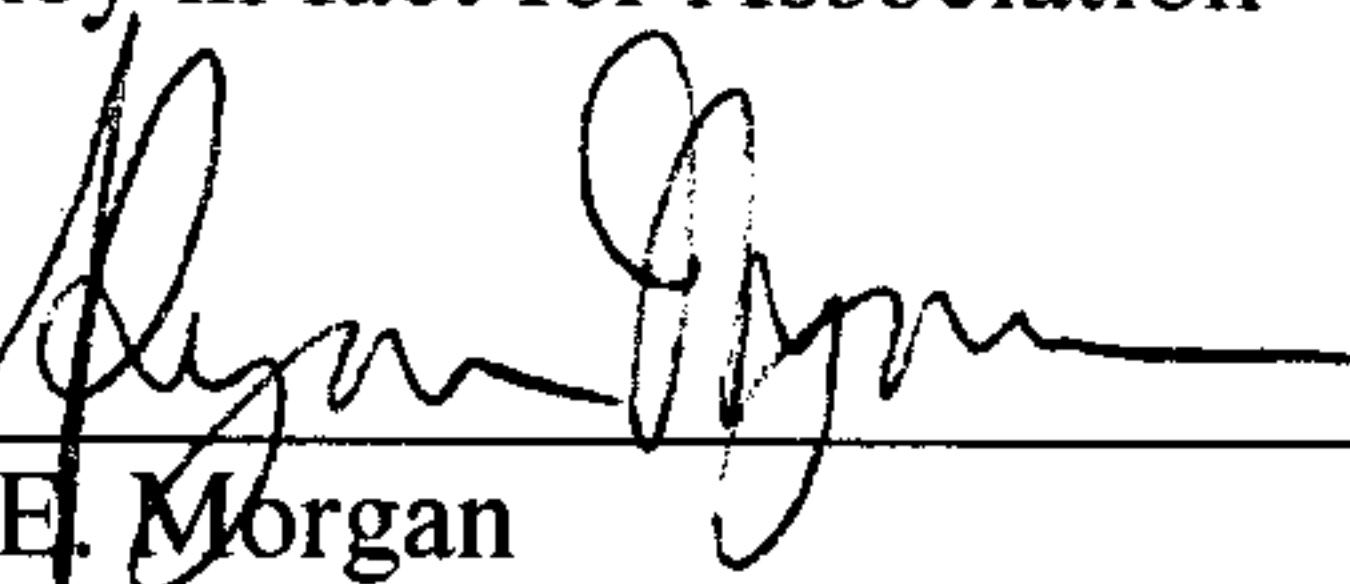
TO HAVE AND TO HOLD the above described property unto said highest bidder, its successors and assigns, forever, subject, however, to all easements and restrictions of record and the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama. This conveyance is made subject to any and all liens, easements, encumbrances, restrictions, reservations and rights of way, of any kind whatsoever, either known or unknown, including without limitation those appearing of record affecting the above described property. The subject property is conveyed AS-IS, WHERE-IS. This conveyance is also made subject to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America and unpaid taxes, if any.

IN WITNESS THEREOF, Cambrian Wood Condominium, Inc. by and through Ryan E. Morgan, its duly authorized agent and auctioneer conducting the sale, and the undersigned in his capacity as agent and auctioneer of Cambrian Wood Condominiums, Inc., and the person conducting this sale, has executed this instrument on this, the 25th day of August, 2015.


20150908000313320 2/10 \$42.00
Shelby Cnty Judge of Probate, AL
09/08/2015 03:13:57 PM FILED/CERT

Cambrian Wood Condominium, Inc.

By: 
Ryan E. Morgan
Attorney in fact for Association

By: 
Ryan E. Morgan
Auctioneer Conduction Said Sale

State of Alabama
Shelby County

I, the undersigned Notary Public in and for said State and County, hereby certify that Ryan E. Morgan, who is named as Attorney in fact for the Association, and as the person conducting the sale, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that being informed of the content of the conveyance, he, in his capacity as Attorney in fact and Auctioneer and the person conducting the sale, and with full authority, executed this instrument voluntarily on the day the same bears date.

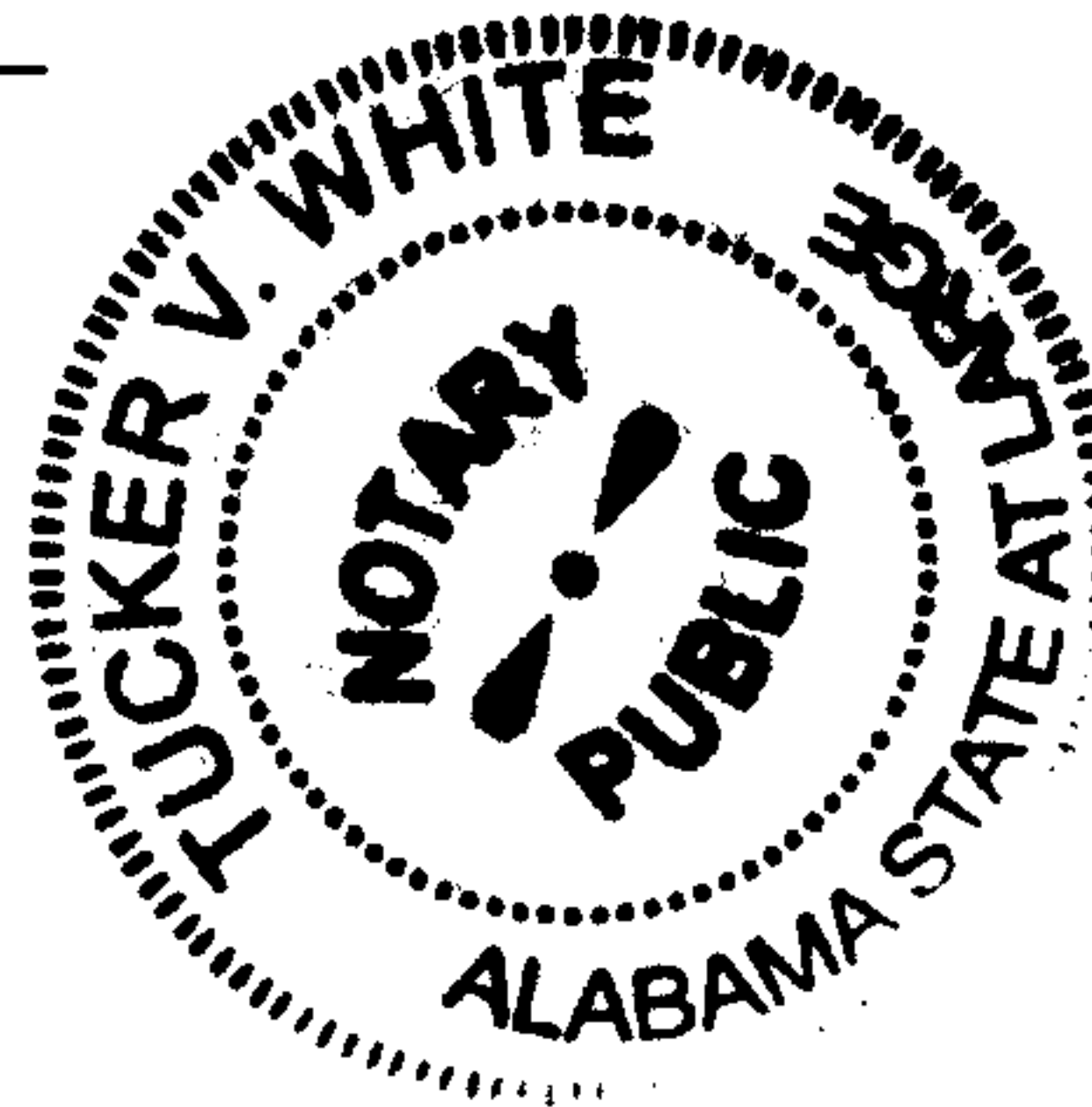
Given under my hand and official seal this the 25th day of August, 2015.



Tucker V. White,
Notary Public

My Commission Expires: 03/01/2018

THIS INSTRUMENT PREPARED BY:
Ryan E. Morgan, esq.,
Trimmier, Kudulis, & Reisinger, LLC
17 N. 20th Street
Ste. 350
Birmingham, AL 35203



20150908000313320 3/10 \$42.00
Shelby Cnty Judge of Probate, AL
09/08/2015 03:13:57 PM FILED/CERT

Cambrian Wood Condominiums

4505 Pine Tree Circle
Suite 221
Vestavia Hills, AL 35243

Statement

Date

7/15/15

Bill To

Kyle Jones
119 Cambrian Way
Birmingham, AL 35242



20150908000313320 4/10 \$42.00
Shelby Cnty Judge of Probate, AL
09/08/2015 03:13:57 PM FILED/CERT

Amount Due	Amount Enc.
\$19,534.86	

Date	Description			Amount	Balance
01/31/12	INV #270. Orig. Amount \$4,088.02. --- Loan Assessment \$1,118.24 --- Dues \$134.16 --- Assessment \$2,835.62 --- Tax: Non-Taxable @ 0.00 = 0.00			3,175.24	3,175.24
02/01/12	INV #63. Orig. Amount \$354.70. --- HOA Dues, 1 @ \$329.70 = 329.70 --- Late Fees \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			63.16	3,238.40
03/01/12	INV #160. Orig. Amount \$354.70. --- HOA Dues, 1 @ \$329.70 = 329.70 --- Late Fees \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			63.16	3,301.56
04/01/12	INV #244. Orig. Amount \$354.70. --- HOA Dues, 1 @ \$329.70 = 329.70 --- Late Fees \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	3,656.26
05/01/12	INV #356. Orig. Amount \$354.70. --- HOA Dues, 1 @ \$329.70 = 329.70 --- Late Fees \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	4,010.96
06/01/12	INV #439. Orig. Amount \$354.70. --- HOA Dues, 1 @ \$329.70 = 329.70 --- Late Fees \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	4,365.66
07/01/12	INV #533. Orig. Amount \$354.70. --- HOA Dues, 1 @ \$329.70 = 329.70 --- Late Fees \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	4,720.36
08/01/12	INV #623. Orig. Amount \$354.70. --- HOA Dues, 1 @ \$329.70 = 329.70 --- Late Fees \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	5,075.06
Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	Amount Due
0.00	354.70	354.70	354.70	18,470.76	\$19,534.86

Cambrian Wood Condominiums

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				Amount Due	Amount Enc.
				\$19,534.86	
Date	Description			Amount	Balance
09/01/12	INV #710. Orig. Amount \$354.70. --- HOA Dues, 1 @ \$329.70 = 329.70 --- Late Fees \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	5,429.76
10/01/12	INV #797. Orig. Amount \$354.70. --- HOA Dues, 1 @ \$329.70 = 329.70 --- Late Fees \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	5,784.46
11/01/12	INV #887. Orig. Amount \$354.70. --- HOA Dues, 1 @ \$329.70 = 329.70 --- Late Fees \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	6,139.16
12/01/12	INV #968. Orig. Amount \$354.70. --- HOA Dues, 1 @ \$329.70 = 329.70 --- Late Fees \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	6,493.86
01/01/13	INV #1058. Orig. Amount \$354.70. --- HOA Dues, 1 @ \$329.70 = 329.70 --- Late Fees \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	6,848.56
02/01/13	INV #1150. Orig. Amount \$354.70. --- HOA Dues, 1 @ \$329.70 = 329.70 --- Late Fees \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	7,203.26
03/01/13	INV #1236. Orig. Amount \$354.70. --- HOA Dues, 1 @ \$329.70 = 329.70 --- Late Fees \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	7,557.96
04/01/13	INV #1326. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fees \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	7,912.66
Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	Amount Due
0.00	354.70	354.70	354.70	18,470.76	\$19,534.86

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Amount Due	Amount Enc.
\$19,534.86	

Date	Description				Amount	Balance
05/01/13	INV #1369. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fees \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00				354.70	8,267.36
06/01/13	INV #1455. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fees \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00				354.70	8,622.06
07/01/13	INV #1548. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fee \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00				354.70	8,976.76
08/01/13	INV #1634. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fee \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00				354.70	9,331.46
09/01/13	INV #1721. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fee \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00				354.70	9,686.16
10/01/13	INV #1806. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fee \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00				354.70	10,040.86
11/01/13	INV #1901. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fee \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00				354.70	10,395.56
12/01/13	INV #1989. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fee \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00				354.70	10,750.26
Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	Amount Due	
0.00	354.70	354.70	354.70	18,470.76	\$19,534.86	

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Amount Due	Amount Enc.
\$19,534.86	

Date	Description			Amount	Balance
01/01/14	INV #2075. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fee \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	11,104.96
02/01/14	INV #2160. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fee \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	11,459.66
03/01/14	INV #2248. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fee \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	11,814.36
04/01/14	INV #2335. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fee \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	12,169.06
05/01/14	INV #2419. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fee \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	12,523.76
07/01/14	INV #2593. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fee \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	12,878.46
08/01/14	INV #2681. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fee \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	13,233.16
09/01/14	INV #2982. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fee \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	13,587.86
Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	Amount Due
0.00	354.70	354.70	354.70	18,470.76	\$19,534.86

Cambrian Wood Condominiums

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Amount Due	Amount Enc.
\$19,534.86	

Date	Description			Amount	Balance
09/30/14	INV #2813. Orig. Amount \$2,400.00. --- Fireplace Repair Assessment \$2,400.00 --- Tax: Non-Taxable @ 0.00 = 0.00			2,400.00	15,987.86
10/01/14	INV #2853. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fee \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	16,342.56
11/01/14	INV #3022. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fee \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	16,697.26
12/01/14	INV #3106. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fee \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	17,051.96
01/01/15	INV #3194. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fee \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	17,406.66
02/01/15	INV #3278. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fee \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	17,761.36
03/01/15	INV #3361. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fee \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	18,116.06
04/01/15	INV #3445. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fee \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	18,470.76
Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	Amount Due
0.00	354.70	354.70	354.70	18,470.76	\$19,534.86

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				Amount Due	Amount Enc.
				\$19,534.86	
Date	Description			Amount	Balance
05/01/15	INV #3526. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fee \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	18,825.46
06/01/15	INV #3608. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fee \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	19,180.16
07/01/15	INV #3691. Orig. Amount \$354.70. --- HOA Dues \$329.70 --- Late Fee \$25.00 --- Tax: Non-Taxable @ 0.00 = 0.00			354.70	19,534.86
Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	Amount Due
0.00	354.70	354.70	354.70	18,470.76	\$19,534.86

Real Estate Sales Validation Form

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

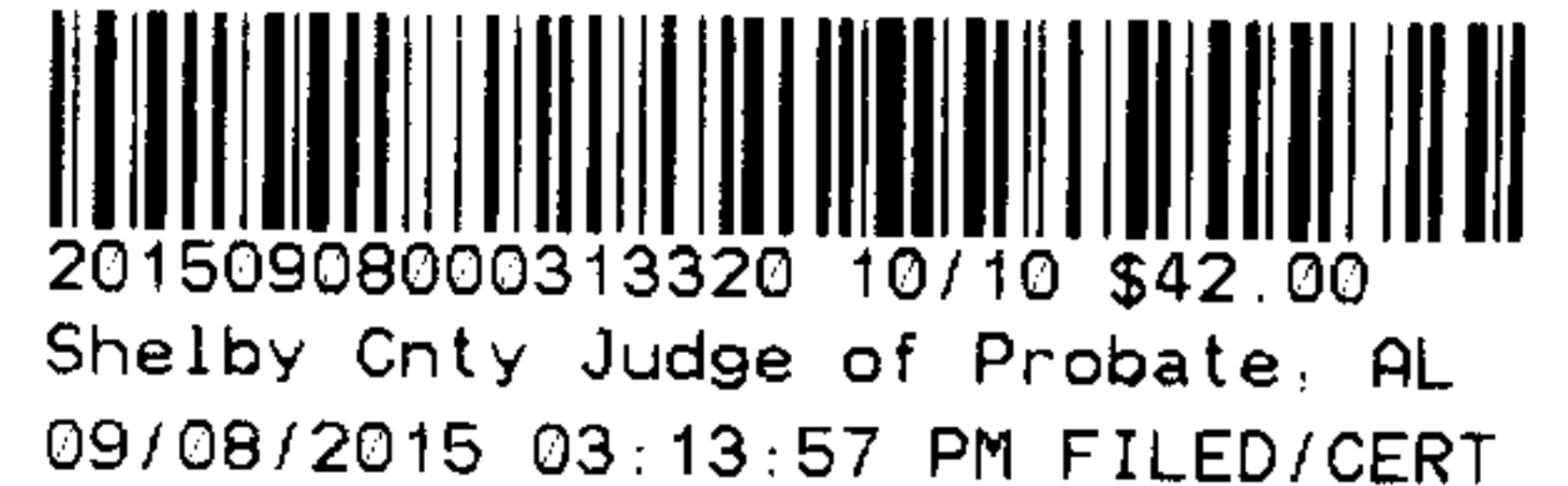
Grantor's Name Kyle U. Jones
Mailing Address 909 Lakeshore Ave.
Opelika, AL 36601

Grantee's Name Cambrian Wood Condominium, Inc.
Mailing Address 4505 Pine Tree Circle
Ste. 221
Birmingham, AL 35243

Property Address 303 Heath Drive
Unit 119
Birmingham, AL 35243

Date of Sale 09/25/2015
Total Purchase Price \$ 22,281.66

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 Invoice for unpaid Condominium Assessments

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 09/22/2015

Print Ryan E. Morgan (Attorney for Grantee)

☐ Unattested

Sign Ryan E. Morgan
(Grantor/Grantee/Owner/Agent) circle one

(verified by)