


SEND TAX NOTICE TO:  
Stark Capital LLC  
100 Century Park South  
Vestavia, AL 35226

STATE OF ALABAMA )

SHELBY COUNTY )

FORECLOSURE DEED

  
20151116000394950 1/5 \$107.50  
Shelby Cnty Judge of Probate: AL  
11/16/2015 09:22:17 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 7th day of March, 2008, Searborn S. Camp and Jill Lynn Camp, 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 20080317000109310, said mortgage having subsequently been transferred and assigned to Selene Finance LP, by instrument recorded in Instrument Number 20150507000149800, 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



Shelby County, AL 11/16/2015  
State of Alabama  
Deed Tax: \$77.50

publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 10, 2015, June 17, 2015, and June 24, 2015; and


WHEREAS, on August 12, 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, Stark Capital LLC was the highest bidder and best bidder in the amount of Seventy-Seven Thousand Three Hundred And 00/100 Dollars (\$77,300.00) 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 remise, release, quit claim and convey unto Stark Capital LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 2, Block 4, according to survey of Green Valley, Second Sector, as recorded in Map Book 6, Page 21 in the Probate Office of Shelby County, Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

  
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TO HAVE AND TO HOLD the above described property unto Stark Capital LLC, 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.


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 4<sup>th</sup> day of November, 2015.

Selene Finance LP

By: Red Mountain Title, LLC  
Its: Auctioneer

By: [Signature]  
Lee Nash, Auctioneer

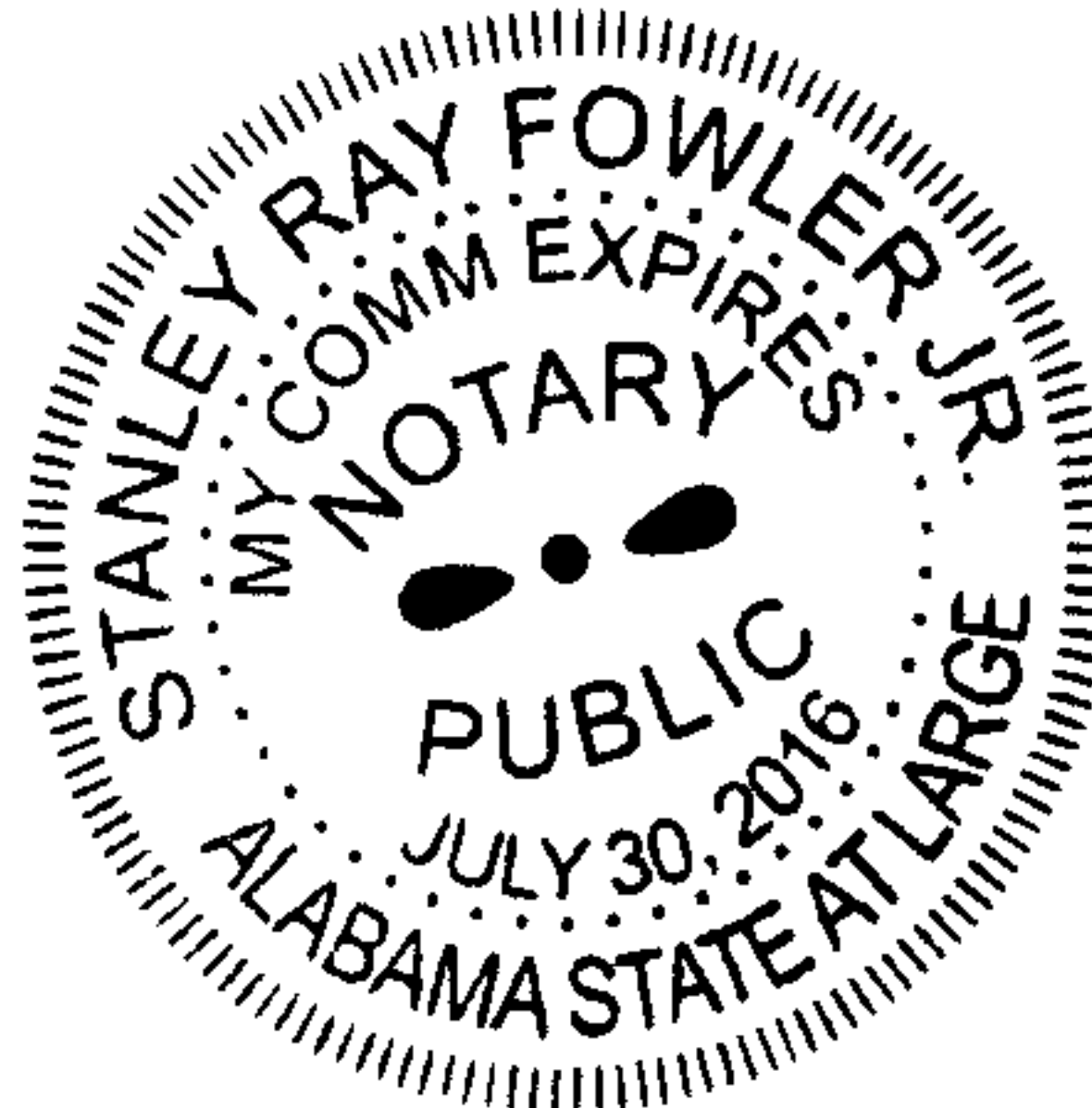
STATE OF ALABAMA            )  
JEFFERSON COUNTY         )

  
20151116000394950 3/5 \$107.50  
Shelby Cnty Judge of Probate, AL  
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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 4 day of November, 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: [Signature]



297 Fern Drive

QUITCLAIM DEED

Send Tax Notice to:

Alliance Wealth Builders, Inc.

732 Montgomery Highway PMB 232  
VESTAVIA, AL 35216

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENT, That for and in consideration of the sum of SEVENTY SEVEN THOUSAND THREE HUNDRED AND 00/100 (\$77,300.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Stark Capital, LLC., a Limited Liability Company, hereby remises, releases, quit claims, grants, sells, and conveys to ALLIANCE WEALTH BUILDERS, INC. (hereafter called Grantee), all right, title, interest and claim in or to the following described real estate, situated in SHELBY County, Alabama, to-wit:

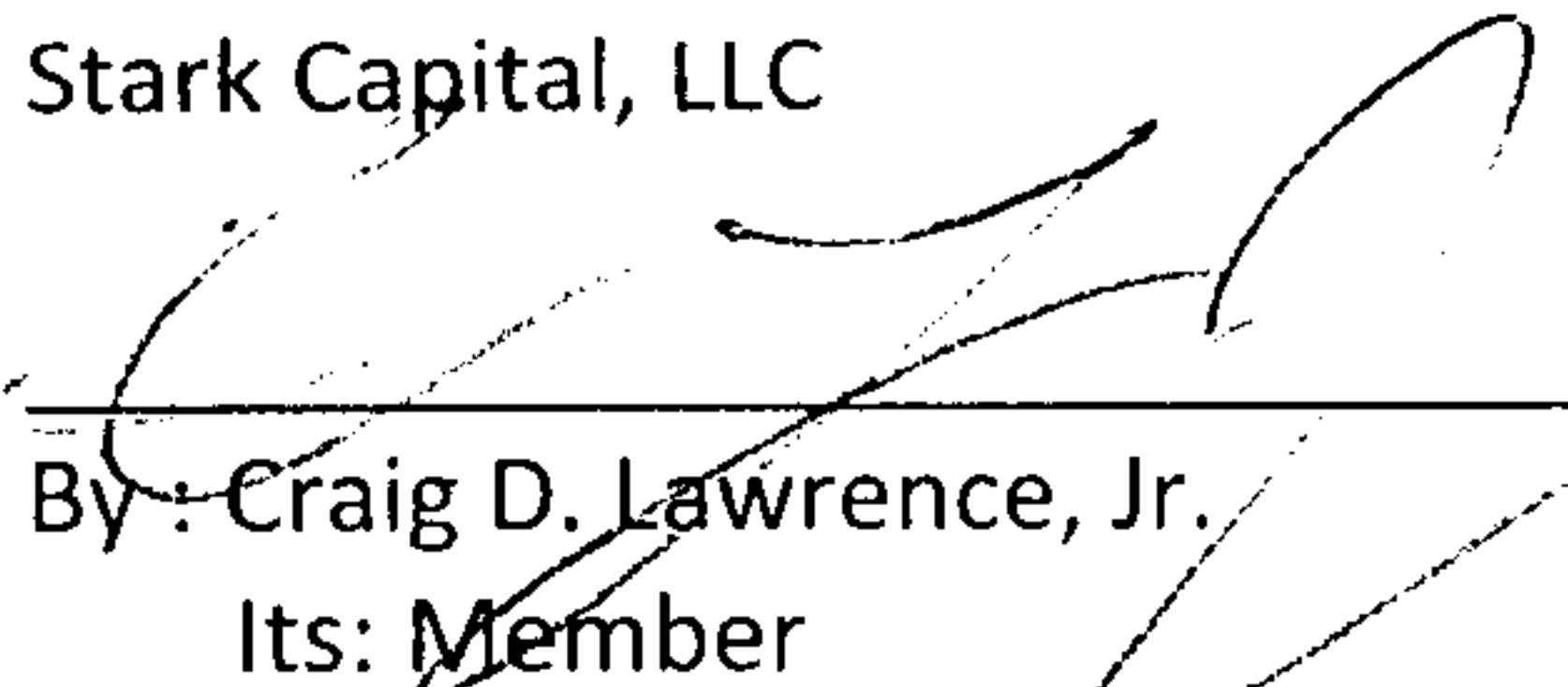
Lot 2, Block 4, according to survey of Green Valley, Second Sector, as recorded in Map Book 6,  
Page 21 in the Probate Office of Shelby County, Alabama.



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TO HAVE AND TO HOLD to said GRANTEE forever  
Given under my hand and seal, the 14<sup>th</sup> day of AUGUST, 2015.

Stark Capital, LLC

 (Seal)  
By: Craig D. Lawrence, Jr.  
Its: Member



20150928000338630 1/2 \$94.50  
Shelby Cnty Judge of Probate, AL  
09/28/2015 02:52:07 PM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

Shelby County, AL 09/28/2015  
State of Alabama  
Deed Tax: \$77.50

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Craig D. Lawrence, Jr. as member of STARK CAPITAL, LLC whose name 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, she executed the same voluntarily for and as the act of the Grantee on the day the same bears date.

GIVEN under my hand official seal this the 14<sup>TH</sup> day of AUGUST, 2015

NOTARY PUBLIC

Emily Austin Bragg

My Commission Expires

4/12/2017

Prepared By:  
Jennifer Brown  
100 Century Park S Suite 105  
Vestavia, AL 35226

# 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 297 Fran Dr  
Alabaster, AL 35007

Date of Sale 08/12/2015

Total Purchase Price \$77,300.00  
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 \_\_\_\_\_

Print Corey Johnson, Foreclosure Specialist

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

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



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