

DOCUMENT PREPARED BY
AND RETURN TO:
Amanda Beckett
c/o RUBIN LUBLIN, LLC
100 Concourse Parkway, Suite 125
Birmingham, AL 35244

20160302000067280
03/02/2016 03:42:30 PM
FCDEEDS 1/3

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, heretofore, on, to-wit: the 1st day of June, 2007, DONALD C. HARDIN, a single man executed that certain mortgage on real property hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR TAYLOR BEAN & WHITAKER MORTGAGE CORP., which said mortgage was recorded in the Office of the Judge of Probate in Shelby County, Alabama, on June 8, 2007, at Instrument Number 20070608000268570, Shelby County, Shelby County, Alabama Records, said Mortgage having subsequently been transferred and assigned to **SELENE FINANCE LP**, by instrument recorded in at Instrument Number 20160108000009050, 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 Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in a 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 accordance with the loan terms, and Selene Finance LP did declare due 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 01/20/2016, 01/27/2016, 02/03/2016, 02/10/2016, 02/17/2016, that the property would be sold on February 24, 2016; and

WHEREAS, on February 24, 2016, the day on which the foreclosure was due to be held under the terms of the 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 Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Selene Finance LP was the highest bidder in the amount of Thirty-Seven Thousand Nine Hundred Fifty and 00/100 dollars (\$37,950.00), on the indebtedness secured by said mortgage; and Selene Finance LP, by and through its undersigned counsel, 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:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 32, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, RUN A TIE LINE SOUTHERLY FOR 56.04 FEET TO THE SOUTH RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 78; THENCE DEFLECT LEFT 90 DEGREES 00 MINUTES ALONG SAID RIGHT OF WAY LINE FOR 200.31 FEET TO THE BEGINNING POINT OF THE LOT HERE DESCRIBED; FROM SAID POINT CONTINUE LAST STATED COURSE 130.0 FEET; THENCE DEFLECT RIGHT 90 DEGREES 17 MINUTES 50 SECONDS FOR 335.27 FEET ALONG SHIFFERT LINE; THENCE DEFLECT RIGHT 88 DEGREES 53 MINUTES 20 SECONDS FOR 130.0 FEET; THENCE DEFLECT RIGHT 91 DEGREES 06 MINUTES 26 SECONDS FOR 337.12 FEET BACK TO THE BEGINNING POINT.

FILE NO.: SEF-15-06115

TO HAVE AND TO HOLD the above described property unto Selene Finance LP its successors/heirs and assigns, forever; subject, however, subject to the statutory rights of redemption from said foreclosure sale in favor of those parties or entities 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, zoning ordinances, any outstanding taxes, restrictive covenants, 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 its undersigned counsel, as attorney for said Transferee, and said undersigned counsel for said Transferee, has hereto set his/her hand and seal on this the 25th day of February, 2016.

Selene Finance LP

By:

Printed Name: Victor Kang

Its: Attorney

STATE OF GEORGIA
COUNTY OF GWINNETT

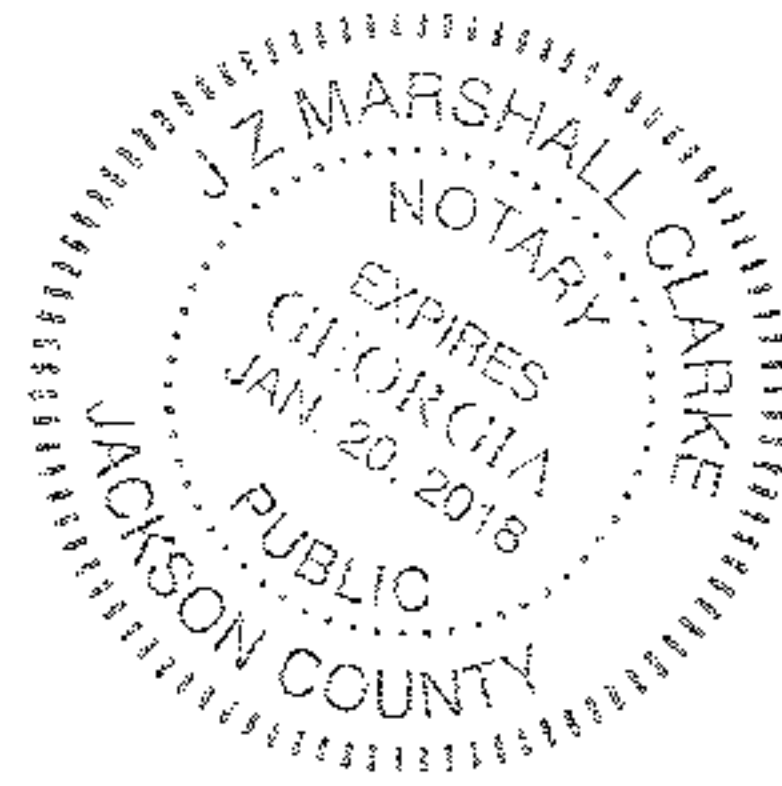
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor Kang, acting in his/her capacity as attorney for Selene Finance LP, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such attorney and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as attorney for Selene Finance LP.

Given under my hand and official seal on this 25th day of February, 2016.


Notary Public

My Commission Expires: 1/20/2018

(Notary Seal)



20160302000067280 03/02/2016 03:42:30 PM FCDEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name	<u>DONALD C. HARDIN</u>	Grantee's Name	<u>Selene Finance</u>
Mailing Address	<u>2552 MOONEY ROAD</u> <u>COLUMBIANA, AL 35051</u>	Mailing Address	<u>9990 Richmond Ave</u> <u>Houston, TX 77042</u>
Property Address	<u>2552 MOONEY ROAD</u> <u>COLUMBIANA, AL 35051</u>	Date of Sale	<u>2/24/2016</u>
		Total Purchase Price	<u>\$ 37,950.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Foreclosure Deed
<input type="checkbox"/> 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 <u>3/2/16</u>	Print <u>Courtnei Diggins</u>
<input type="checkbox"/> Unattested	Sign <u>Courtnei Diggins</u>
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/02/2016 03:42:30 PM
\$24.00 DEBBIE
20160302000067280

A handwritten signature in black ink, likely belonging to Judge James W. Fuhrmeister, is written over the official stamp.