

PREPARED BY:

Sady D. Mauldin, Esq.
McCalla Raymer, LLC
Two North Twentieth
2-20th Street North, Suite 1310
Birmingham, AL 35203

STATE OF ALABAMA
COUNTY OF SHELBY



20160315000082400 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/15/2016 08:15:47 AM FILED/CERT

Please Cross Reference to: Instrument No. 20060728000364080

MORTGAGE FORECLOSURE DEED

THIS INDENTURE, effective as of the 7th day of January, 2016, between MTGLQ Investors, LP, as Grantor, and MTGLQ Investors, LP, as Grantee.

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, July 25, 2006, **Jacob D Taylor, Single And Cassie N Young, Single, Mortgagor**, did execute a certain mortgage to **Wells Fargo Bank, N.A.**, which said mortgage is recorded in Instrument No. 20060728000364080, in the Office of the Judge of Probate of Shelby County, Alabama.; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **MTGLQ Investors, LP**, as transferee, said transfer is recorded in Instrument 20150812000279040, aforesaid records, and MTGLQ Investors, LP, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said MTGLQ Investors, LP as transferee, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 12/02/2015, 12/09/2015, 12/16/2015; and

WHEREAS, on January 7, 2016, the day on which the foreclosure sale was due to be held under the terms of said notice at 3:17 o'clock ~~am~~^{pm} between the legal hours of sale, said foreclosure was duly and properly conducted and MTGLQ Investors, LP did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of MTGLQ Investors, LP in the amount of **FIFTY-FOUR THOUSAND DOLLARS AND NO CENTS (\$54,000.00)** which sum the said MTGLQ Investors, LP offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said MTGLQ Investors, LP; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of FIFTY-FOUR THOUSAND DOLLARS AND NO CENTS (\$54,000.00), cash, on the indebtedness secured by said mortgage, the said Jacob D Taylor, Single And Cassie N Young, Single, acting by and through the said MTGLQ Investors, LP as transferee, by Reed Hudson, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto MTGLQ Investors, LP, and its successors and assigns, as grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Unit 406 Building 4, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177, and amended in Real Volume 27, Page 733; Real Volume 50, Page 327 and Real Volume 50, Page 340 and re-recorded in Real Volume 50, Page 942 and Real Volume 165, Page 578 and amended in Real Volume 59, Page 19 and further

amended by Corporate Volume 30, Page 407; Real Volume 96, Page 855 and Real Volume 97, Page 937 and By-Laws as shown on Real Volume 27, Page 733; and then amended in Real Volume 50, Page 325; further amended by Real Volume 189, Page 222; Real Volume 222, Page 691 and real Volume 238, Page 241, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Pages 41 thru 44, and amended in Map Book 9, Page 135, and Map Book 10, Page 49. Further amended by Map Book 12, Page 50, in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD the above described property unto MTGLQ Investors, LP, its successors and assigns forever subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Jacob D Taylor, Single And Cassie N Young, Single, Mortgagor(s) by the said MTGLQ Investors, LP have caused this instrument to be executed by Reed Hudson, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Reed Hudson, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 1st day of March, 2016.

Jacob D Taylor And Cassie N Young, Mortgagor(s)

MTGLQ Investors, LP, Mortgagee or Transferee of Mortgagee

By:

Reed Hudson
as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Reed Hudson, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of Mortgagee, 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, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears the same date.

Given under my hand and official seal this 1st day of March, 2016.

[Signature]
NOTARY PUBLIC
My Commission Expires:

Grantee Name / Send tax notice to:
ATTN:RUSHMORE LOAN MANAGEMENT SERVICES, LLC
7515 Irvine Center Drive 1st Floor
Irvine, CA 92618

SONDRA D HALL
My Commission Expires
12/4/2016



20160315000082400 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/15/2016 08:15:47 AM FILED/CERT

File No.: 966315

Real Estate Sales Validation Form
<i>This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1</i>

Grantor's Name	Jacob D Taylor and Cassie N Young	Grantee's Name	Rushmore Loan Management Services, LLC
Mailing Address	7515 Irvine Center Drive 1st Floor Irvine, CA 92618	Mailing Address	7515 Irvine Center Drive 1st Floor Irvine, CA 92618
Property Address	406 Gables Drive Birmingham, AL 35244	Date of Sale	January 7, 2016
		Total Purchase price	<u>54,000.00</u>
		or	
		Actual Value	
		or	
		Assessed 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<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>3/1/16</u>	Print <u>Reed Hudson</u>
Unattested _____	Sign <u>Reed Hudson</u>
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

File No.: 966315

