

THIS INSTRUMENT PREPARED BY:

ROBIN E. PATE
ROSEN HARWOOD, P.A.
2200 Jack Warner Pkwy Ste 200
Post Office Box 2727
Tuscaloosa, AL 35403
(205) 344-5000

STATE OF ALABAMA *
 *
COUNTY OF SHELBY *

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS That, whereas: On the 4th day of June 2004, HOWARD HYDE and wife, SARAH HYDE, executed a certain mortgage on the property hereinafter described to CMH HOMES-MOODY, which said mortgage is recorded in Instrument #20040615000323130, and re-recorded in Instrument #20040629000357100, in the office of the Probate Judge of Shelby County, Alabama; and, said mortgage having been subsequently assigned to VANDERBILT MORTGAGE AND FINANCE, INC., by Assignment of Deed of Trust and Note recorded in said office in Instrument #20151106000386490; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, 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 City 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said VANDERBILT MORTGAGE AND FINANCE, INC., did declare all of the indebtedness secured by said mortgage due and payable and 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 published in Shelby County, Alabama, in its issues of April 20, April 27 and May 4, 2016; and

WHEREAS, on May 11, 2016, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, the foreclosure was duly and properly conducted, and VANDERBILT MORTGAGE AND FINANCE, INC., did offer for sale and sell at public outcry in front of the main entrance of the Courthouse in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of VANDERBILT MORTGAGE AND FINANCE, INC., in the amount of Fifty Thousand Two Hundred Twenty-Nine and 78/100 (\$50,229.78) Dollars, which sum of money VANDERBILT MORTGAGE AND FINANCE, INC., offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to VANDERBILT MORTGAGE AND FINANCE, INC.

NOW THEREFORE, in consideration of the premises and of a credit in the amount of Fifty Thousand Two Hundred Twenty-Nine and 78/100 (\$50,229.78) Dollars on the indebtedness secured by said mortgage, VANDERBILT MORTGAGE AND FINANCE, INC., by and through ROBIN E. PATE, its Attorney in Fact, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said VANDERBILT MORTGAGE AND FINANCE, INC., the following described real estate, AS IS, WHERE IS, situated in Shelby County, Alabama, to-wit:

Lot 12, according to the map and survey of Schafner-Schatz Subdivision, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 6, Page 98.

INCLUDING a security interest in one (1) 2003 Clayton manufactured home, Serial No. CLR020346TNAB.

TO HAVE AND TO HOLD the above described property unto VANDERBILT MORTGAGE AND FINANCE, INC., its successors and assigns forever; subject, however, to any easements, encumbrances, liens and exceptions reflected in the records of the office of the Probate Judge, and to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama. This property is conveyed "AS IS, WHERE IS" without warranty or recourse, expressed or implied, as to title or use and enjoyment.

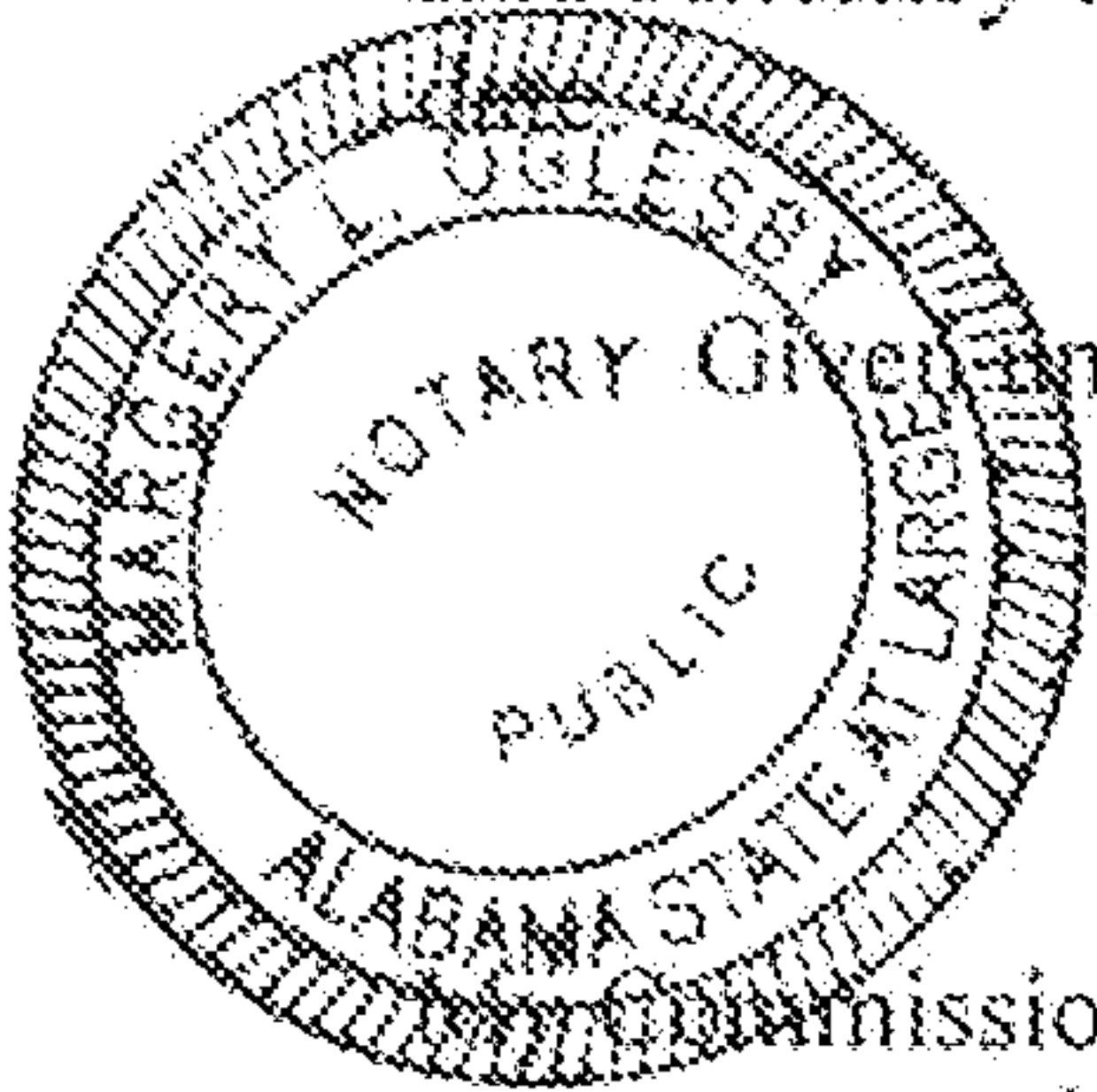
IN WITNESS WHEREOF, VANDERBILT MORTGAGE AND FINANCE, INC., has caused this instrument to be executed by and through ROBIN E. PATE, its Attorney in Fact, who has hereunto set her hand and seal on this the 11th day of May 2016.

VANDERBILT MORTGAGE AND FINANCE, INC.

By Robin E. Pate
ROBIN E. PATE
Its Attorney in Fact

STATE OF ALABAMA *
*
COUNTY OF TUSCALOOSA *

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that ROBIN E. PATE, whose name as Attorney in Fact for VANDERBILT MORTGAGE AND FINANCE, 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, she, in her capacity as said Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears



Given under my hand and official seal this the 11th day of May 2016.

Margery L. Oglesby
Notary Public

Commission Expires:

08/04/2019

(\\huddy\clients\wmf\hyde, carol w., howard (deceased) & sarah (deceased)\mortgage foreclosure deed.docx

SEND ALL TAX NOTICES TO:

VANDERBILT MORTGAGE AND FINANCE, INC.
PO Box 9800
Maryville, TN 37802

GRANTORS' NAMES AND ADDRESS:

Howard Hyde & Sarah Hyde
659 Valentine Cir
Wilsonville, AL 35186

PROPERTY ADDRESS:

659 Valentine Cir
Wilsonville, AL 35186

GRANTEE'S NAME AND ADDRESS:

Vanderbilt Mortgage and Finance, Inc.
PO Box 9800
Maryville, TN 37802

PURCHASE PRICE: \$50,229.78



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/12/2016 08:53:23 AM
\$23.00 CHERRY
20160512000160820

James W. Fuhrmeister