


SEND TAX NOTICE TO:  
Caliber Home Loans, Inc.  
3701 Regent Boulevard  
Suite 200  
Irving, TX 75063

STATE OF ALABAMA            )  
SHELBY COUNTY                )

FORECLOSURE DEED

  
20160518000169270 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
05/18/2016 11:22:31 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 15th day of July, 2013, Jerry W. Sanders, single man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Hamilton Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20130718000292180, said mortgage having subsequently been transferred and assigned to Caliber Home Loans, Inc., by instrument recorded in Instrument Number 20160307000072140, 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 Caliber Home Loans, Inc. 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 publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of April 6, 2016, April 13, 2016, and April 20, 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, said foreclosure was duly conducted, and Caliber Home Loans, Inc. 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, Caliber Home Loans, Inc. was the highest bidder and best bidder in the amount of One Hundred Eighty-Seven Thousand Eight Hundred Fifty-One And 75/100 Dollars (\$187,851.75) on the indebtedness secured by said mortgage, the said Caliber Home Loans, Inc., by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Caliber Home Loans, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 7, Block 1, according to the Survey of Norwick Forest, First Sector,  
as recorded in Map Book 11, page 63, in the Probate Office of Shelby  
County, Alabama.

TO HAVE AND TO HOLD the above described property unto Caliber Home Loans, Inc. its successors/heirs and assigns, 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.

20160518000169270 2/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
05/18/2016 11:22:31 AM FILED/CERT





IN WITNESS WHEREOF, Caliber Home Loans, Inc., 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 13 day of May, 2016.

Caliber Home Loans, Inc.

By: Red Mountain Title, LLC  
Its: Auctioneer

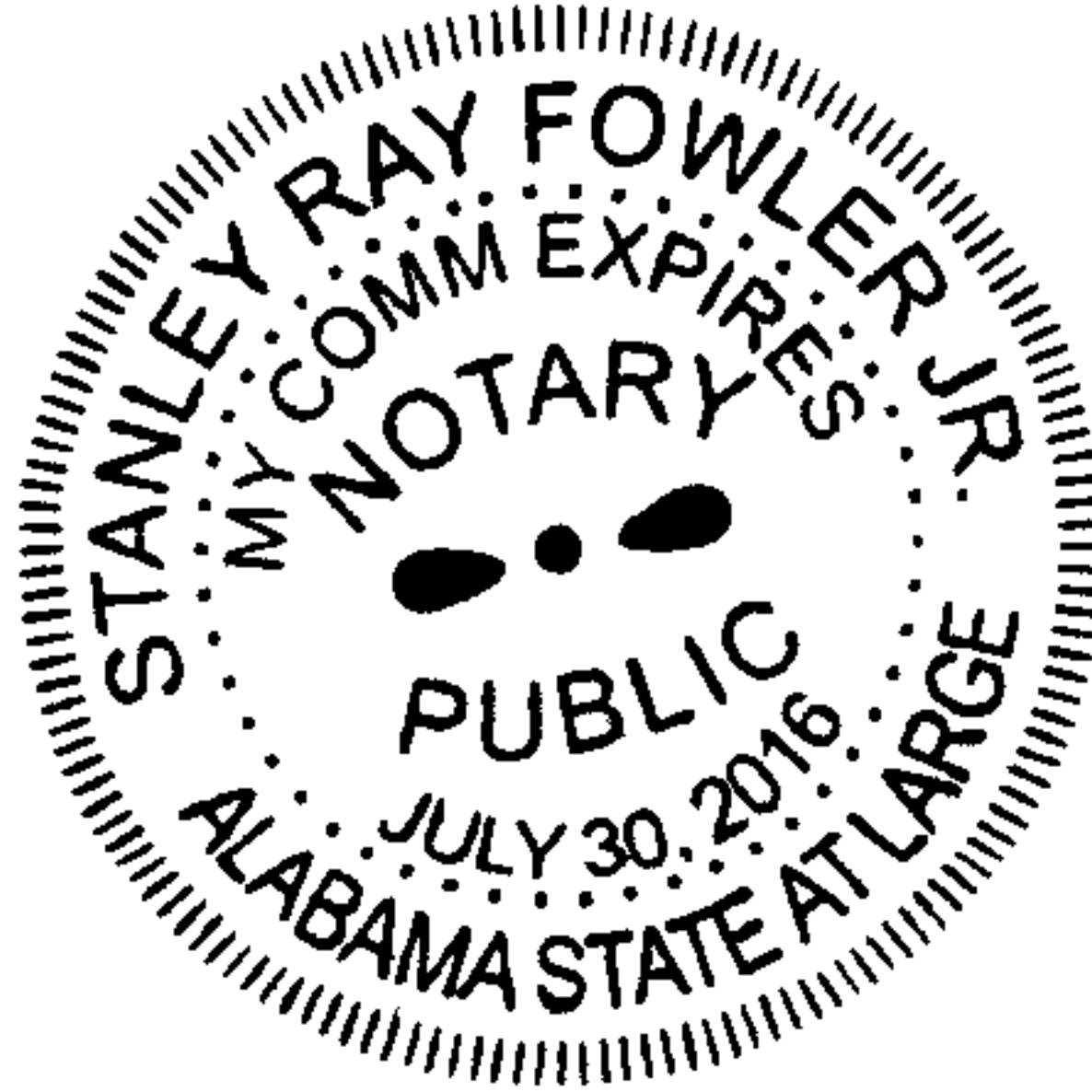
By: [Signature]

STATE OF ALABAMA )

JEFFERSON COUNTY )

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 Caliber Home Loans, Inc., 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.

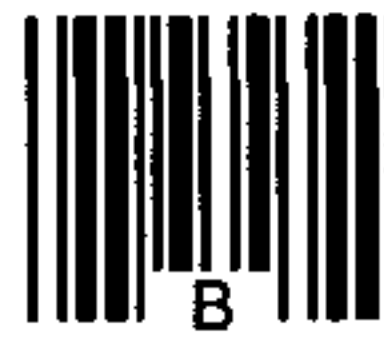
Given under my hand and official seal on this 13 day of May, 2016.



This instrument prepared by:  
Elizabeth Loefgren  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_

20160518000169270 3/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
05/18/2016 11:22:31 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Caliber Home Loans, Inc.  
Mailing Address c/o Caliber Home Loans, Inc.  
3701 Regent Boulevard  
Suite 200  
Irving, TX 75063

Grantee's Name Caliber Home Loans, Inc.  
Mailing Address c/o Caliber Home Loans, Inc.  
3701 Regent Boulevard  
Suite 200  
Irving, TX 75063

Property Address 205 Norwick Forest Dr  
Alabaster, AL 35007

Date of Sale 05/11/2016

Total Purchase Price \$187,851.75  
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 5/11/16

Print Bryan Howell, Foreclosure Specialist

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

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

20160518000169270 4/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
05/18/2016 11:22:31 AM FILED/CERT