


STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF Shelby


20160615000206990 1/2 \$23.00
Shelby Cnty Judge of Probate, AL
06/15/2016 01:36:41 PM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS: That SANDRA L. KING and RANDY KING, wife and husband, did, on to-wit, November 19th, 2003, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for First Federal Bank, FSB, which mortgage is recorded in Instrument No. 20031120000764950, and corrected and re-recorded in Instrument No. 20031219000818400, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being lastly assigned to MTGLQ INVESTORS, L.P. by instrument recorded in Instrument No. 20160315000082520 in said Probate Court records; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said MTGLQ INVESTORS, L.P. did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, in its issues of May 18, 2016, May 25, 2016 and June 1, 2016; and

WHEREAS, on June 15th, 2016, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and MTGLQ INVESTORS, L.P. did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, 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 the said MTGLQ INVESTORS, L.P. in the amount of ONE HUNDRED SEVENTY THOUSAND SIX HUNDRED SEVENTY ONE and 28/100ths (\$170,671.28) DOLLARS, which sum the said MTGLQ INVESTORS, L.P. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said MTGLQ INVESTORS, L.P.; and

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

NOW, THEREFORE, in consideration of the premises and of a credit of ONE HUNDRED SEVENTY THOUSAND SIX HUNDRED SEVENTY ONE and 28/100ths (\$170,671.28) DOLLARS, on the indebtedness secured by said mortgage, the said SANDRA L. KING and RANDY KING, acting by and through the said MTGLQ INVESTORS, L.P. by Aaron Warner, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said MTGLQ INVESTORS, L.P. by Aaron Warner as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Aaron Warner as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto MTGLQ INVESTORS, L.P., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 50, according to the survey of Homestead Second Sector, as recorded in map Book 6, Page 74 in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.


TO HAVE AND TO HOLD THE above-described property unto the said MTGLQ INVESTORS, L.P. forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to any outstanding claims arising out of or relating to non-payment of ad valorem taxes.

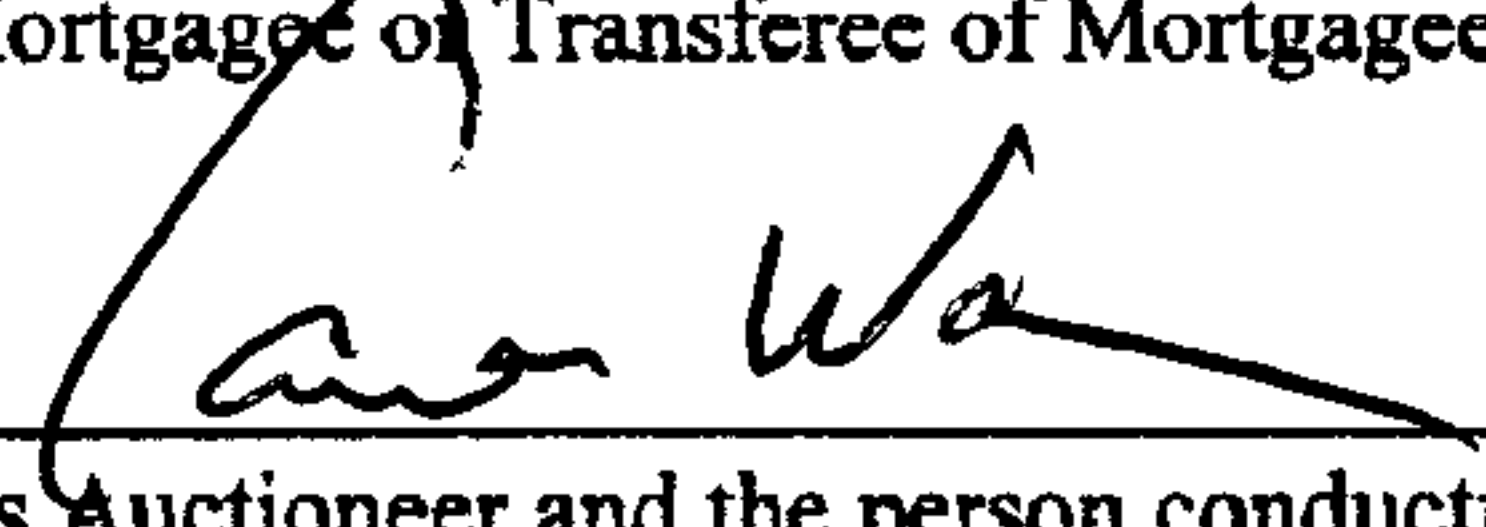
IN WITNESS WHEREOF, the said MTGLQ INVESTORS, L.P. has caused this instrument to be executed by Aaron Warner as auctioneer and the person conducting said sale for the Mortgagee

or Transferee of Mortgagee, and in witness whereof the said Aaron Warner has executed this instrument in his/her capacity as such auctioneer on this the 15th day of June, 2016.

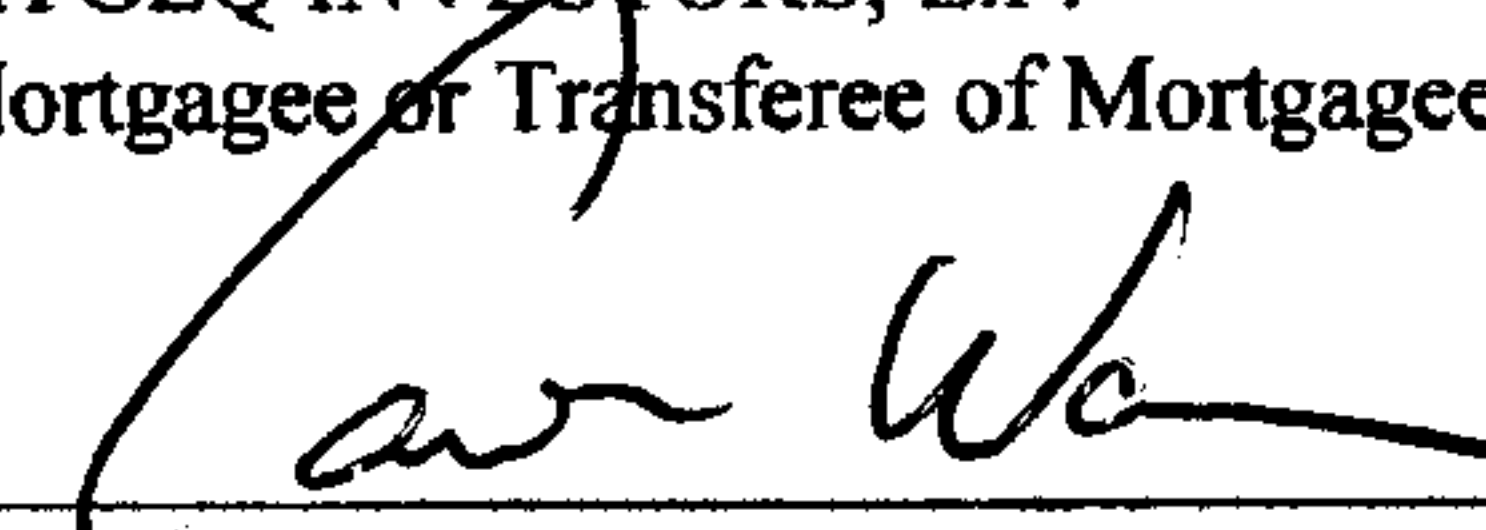
SANDRA L. KING and RANDY KING
Mortgagors

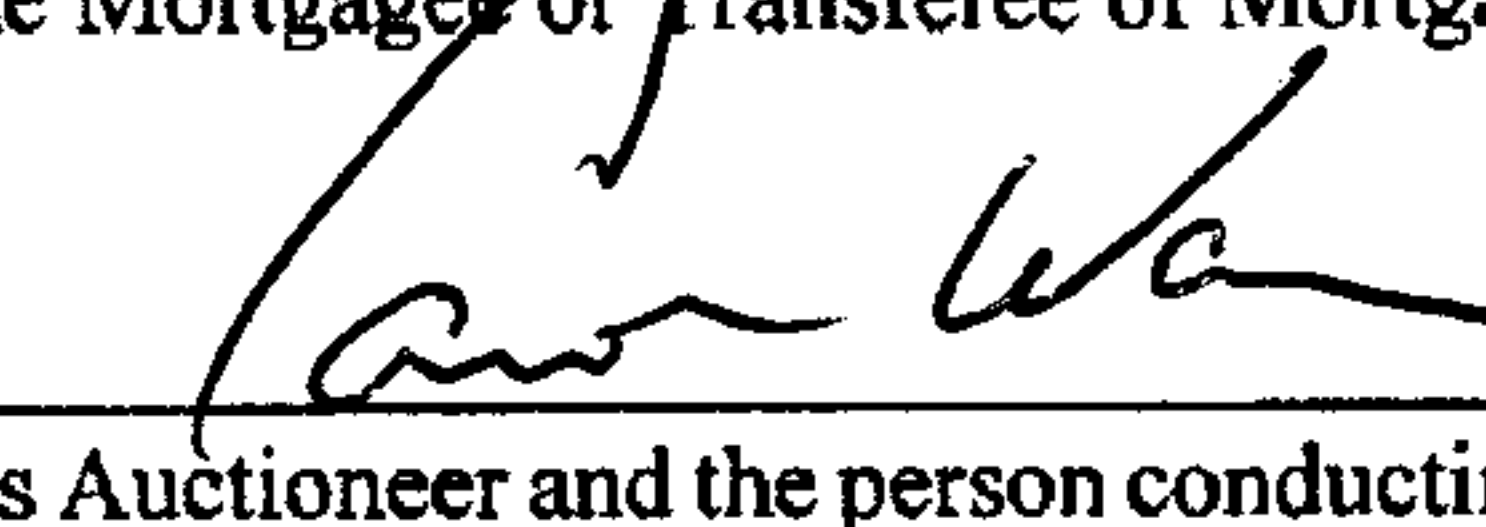
By: MTGLO INVESTORS, L.P.
Mortgagee or Transferee of Mortgagee


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By: 
As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

MTGLO INVESTORS, L.P.
Mortgagee or Transferee of Mortgagee

By: 
As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee


As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Aaron Warner, whose name as Auctioneer and the person conducting said sale for the 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/she, in his/her 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 the same bears date.

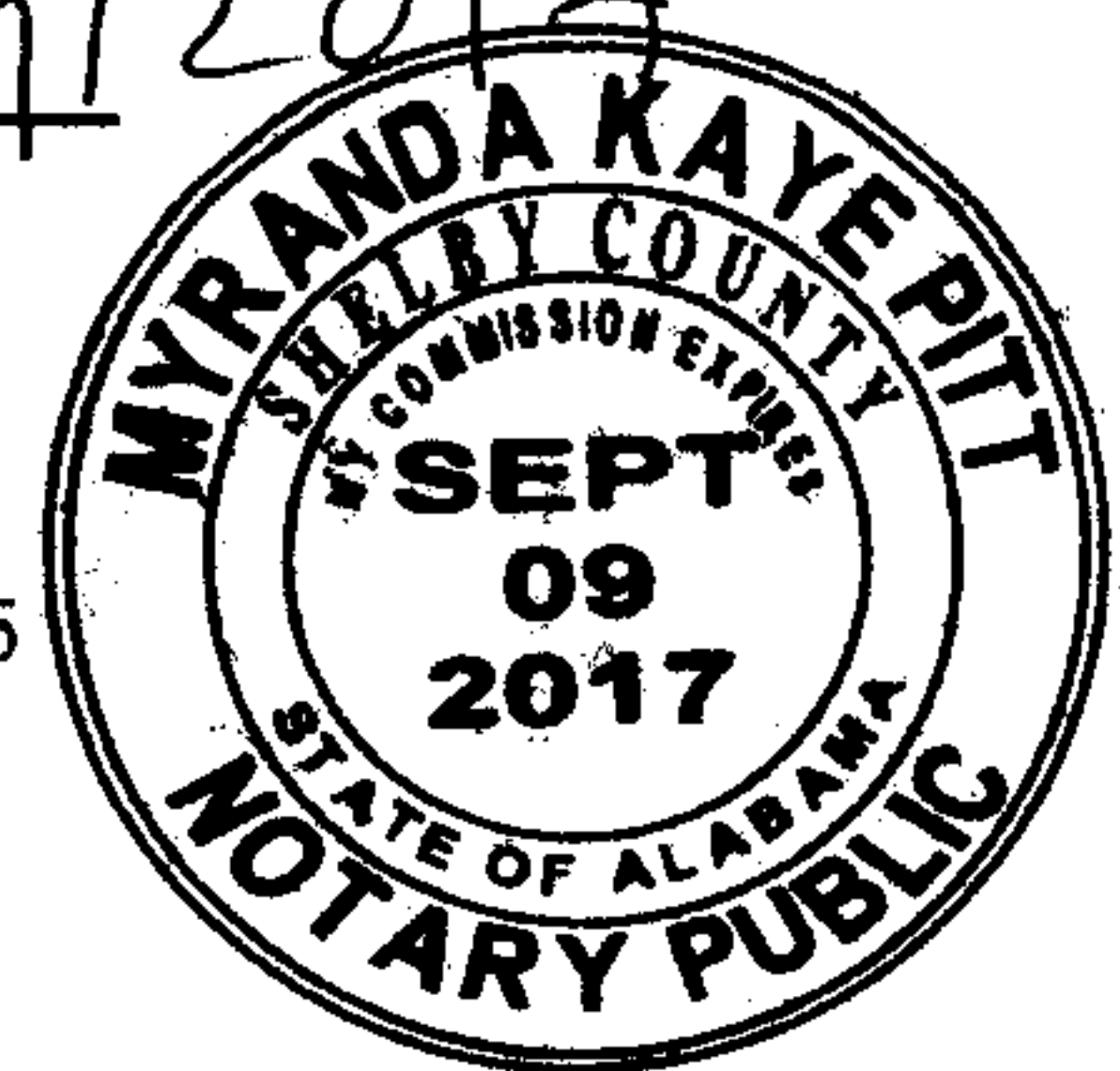
Given under my hand and official seal this the 15th day of June, 2016.


NOTARY PUBLIC

MY COMMISSION EXPIRES 09/09/2017

This instrument prepared by:
Goodman G. Ledyard
PIERCE LEDYARD, P.C.
Post Office Box 161389
Mobile, Alabama 36616

Send Tax notice to:
Grantee's Address:
55 Beattie Place, MS #55
Greenville, SC 29601



The following information is required by § 40-22-1

Grantors' Address: 2644 Buckboard Rd., Birmingham, AL 35244
Property Address: 2644 Buckboard Rd., Birmingham, AL 35244
Date of Sale: 6/15/16
Consideration: \$170,671.28