

THIS INSTRUMENT WAS PREPARED BY:

Michael Lindsey, Esq.
244 Inverness Center Dr
Ste 200
Birmingham, AL 35242

SEND TAX NOTICES TO:

Kashif Sidiqqui and Tahira Sidiqqui
110 Water Hickory Way
Columbia, SC 29209

GRANTOR

Amy T. Nguyen
504 Morning Sun Drive
Birmingham, AL 35242

GRANTEE

Kashif and Tahira Sidiqqui
110 Water Hickory Way
Columbia, SC 29209

Property Address: 504 Morning Sun Dr, Birmingham, AL 35242

Purchase Price: \$69,088.76***Mortgagee credit***

Sale Date: July 26, 2016

**20160802000272600
08/02/2016 11:25:23 AM
FCDEEDS 1/3**

STATE OF ALABAMA
COUNTY OF SHELBY

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)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on February 9, 2011, Amy T. Nguyen, a married woman, executed a certain mortgage on the property hereinafter described to Kashif Siddiqui and Tahira Siddiqui, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number 20110218000056730; 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 Shelby County Courthouse door in the Columbiana, 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 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 Kashif Sidiqqui and Tahira Sidiqqui ("Transferee") 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 by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of July 6, 2016, July 13, 2016, July 20, 2016; and

WHEREAS, on July 26, 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 and properly conducted, and Kashif Sidiqqui and Tahira Sidiqqui did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Shelby County Courthouse door in the Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Erin Veitch was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Kashif Sidiqqui and Tahira Sidiqqui; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Kashif Sidiqqui and Tahira Sidiqqui, in the amount of \$69,088.76, which sum of money Kashif Sidiqqui and Tahira Sidiqqui offered to credit on the indebtedness secured by said mortgage, and the said Kashif Sidiqqui and Tahira Sidiqqui, by and through Michael Lindsey, as attorney for said Kashif Sidiqqui and Tahira Sidiqqui, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Kashif Sidiqqui and Tahira Sidiqqui, the following described property situated in Shelby County, Alabama, to-wit:

Unit 504, in Horizon, a condominium, as established by that certain Declaration of Condominium of Horizon, a condominium which is recorded in Instrument #2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of the Horizon Condominium Association is attached as Exhibit "D" together with the undivided interest in the Common

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Elements assigned to said unit as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

TO HAVE AND TO HOLD the above described property to Kashif Sidiqqui and Tahira Sidiqqui and its successors and assigns; 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.

IN WITNESS WHEREOF, Kashif Sidiqqui and Tahira Sidiqqui has caused this instrument to be executed by and through Michael Lindsey, as attorney for said Transferee, and said Michael Lindsey, as attorney for said Transferee, has hereto set his hand and seal on this the

1st day of August, 2016.

Kashif Sidiqqui and Tahira Sidiqqui

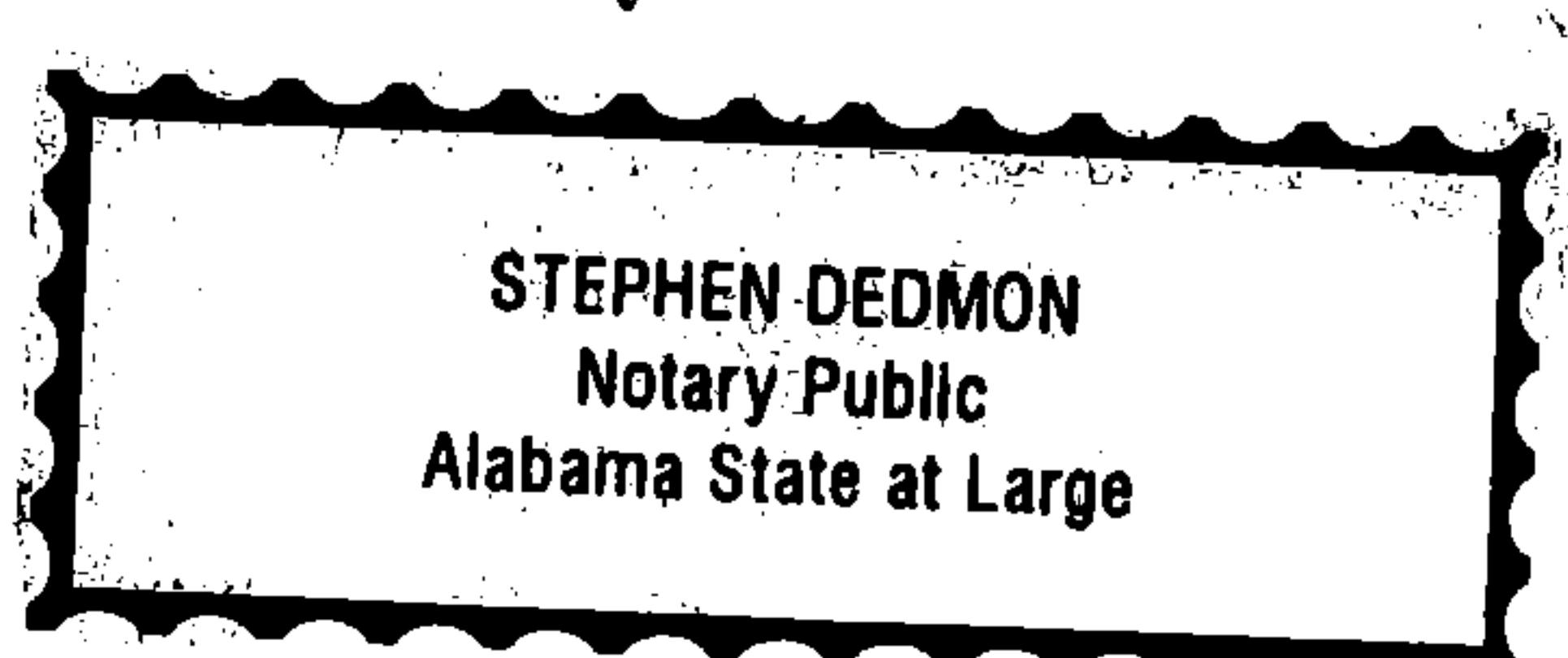
By: Michael Lindsey
Michael Lindsey, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Michael Lindsey, whose name as Attorney for Kashif Sidiqqui and Tahira Sidiqqui, 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 said conveyance, he, as such attorney for Kashif Sidiqqui and Tahira Sidiqqui and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 1st day of August, 2016.

Stephen Dedmon
Notary Public
My Commission Expires: 5/11/19



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/02/2016 11:25:23 AM
\$22.00 CHERRY
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James W. Fuhrmeister