

THIS INSTRUMENT WAS PREPARED BY:

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

SEND TAX NOTICES TO:

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

GRANTOR

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

GRANTEE

Kashif and Tahira Siddiqui
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

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said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Kashif Sidiqqi and Tahira Sidiqqi ("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 Sidiqqi and Tahira Sidiqqi 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 Sidiqqi and Tahira Sidiqqi; and

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


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 Sidiqqi and Tahira Sidiqqi 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 Sidiqqi and Tahira Sidiqqi 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 Sidiqqi and Tahira Sidiqqi

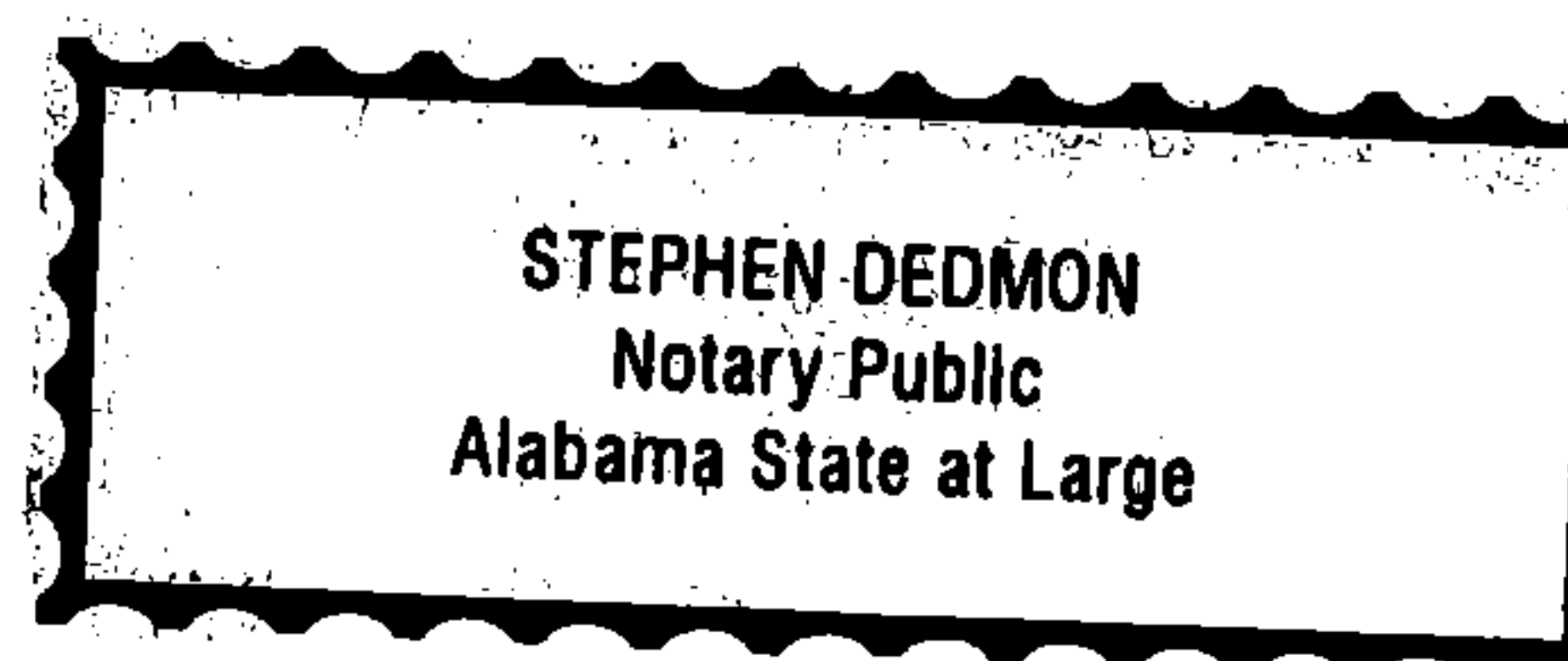
By: 
Michael Lindsey, Attorney for Transferee

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 Sidiqqi and Tahira Sidiqqi, 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 Sidiqqi and Tahira Sidiqqi 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.


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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