

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF Shelby

20160824000306140 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
08/24/2016 12:21:50 PM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS: That JOHN W POND AND KAREN L POND, husband and wife, did, on to-wit, August 26th, 2004, execute a mortgage to First Independence Mortgage, which mortgage is recorded in Instrument #20040830000484770, 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 #20160208000038610 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 Shelby County Reporter, in its issues of August 3, 10, and 17, 2016; and

WHEREAS, on August 24th, 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 FIFTY ONE THOUSAND EIGHT HUNDRED EIGHT AND 30/100THS (\$151,808.30) 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 FIFTY ONE THOUSAND EIGHT HUNDRED EIGHT AND 30/100THS(\$151,808.30) DOLLARS, on the indebtedness secured by said mortgage, the said JOHN W POND AND KAREN L POND, 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 72, ACCORDING TO THE SURVEY OF NARROWS POINT SECTOR, AS RECORDED IN MAP BOOK 26, PAGE 81 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY RECORDED IN INST. NO. 2009-9755 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION"

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 24th day of August, 2016.

JOHN W POND AND KAREN L POND
Mortgagors

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



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

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

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

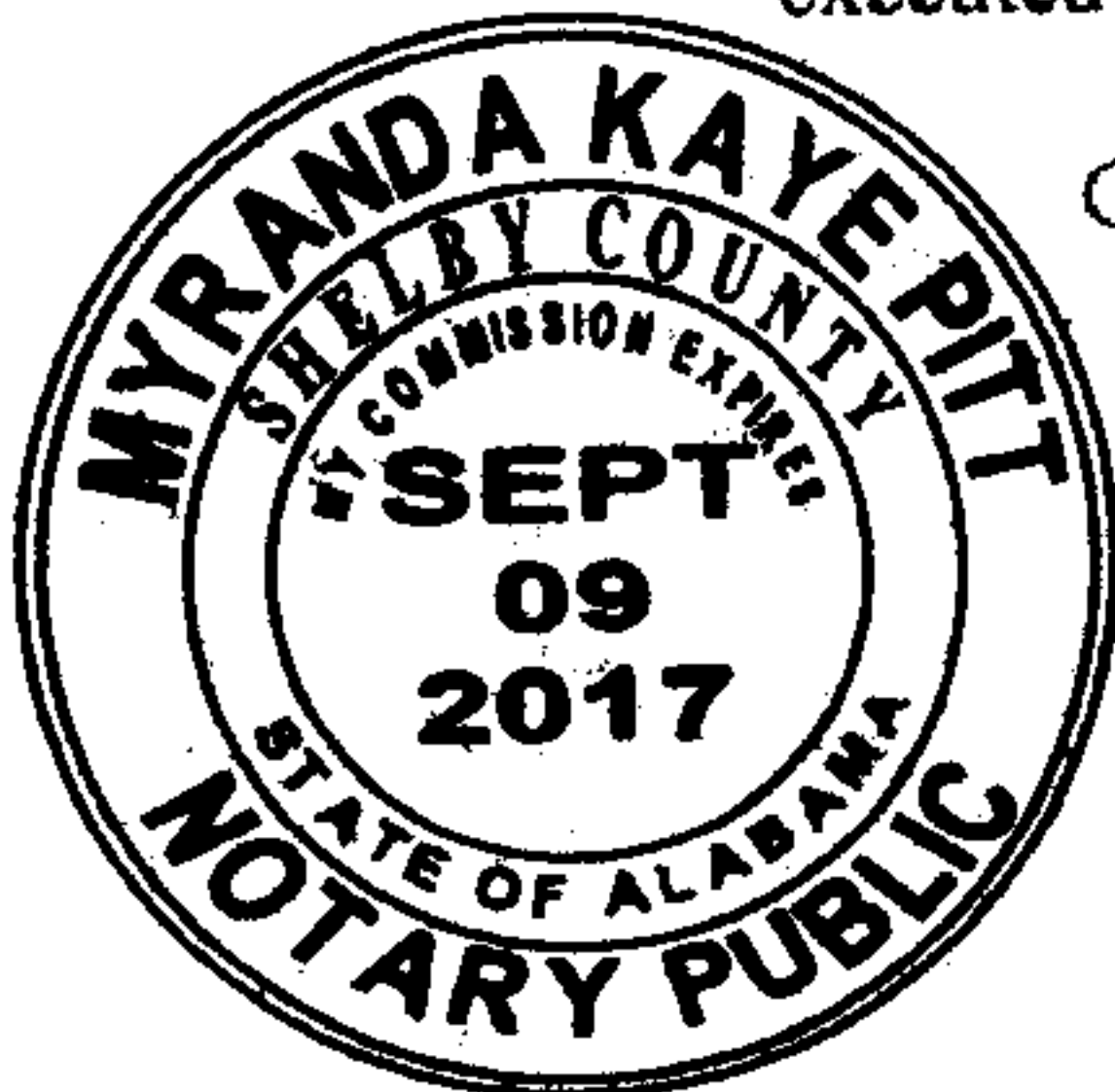
Aaron Warner
As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

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 24th day of August, 2016.



Myranda Kaye Pitt
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:
6011 Connection Drive, 5th Floor
Irving, TX 75039

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

Grantors' Address: 723 Narrows Point C, Birmingham, AL 35242

Property Address: 723 Narrows Point C, Birmingham, AL 35242

Date of Sale: 24th day of August, 2016

Consideration: \$151,808.30