

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

20161102000403120
11/02/2016 01:00:13 PM
FCDEEDS 1/2

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore on September 28, 2015, MAC Group, LLC, a Limited Liability Company, mortgagor, executed that certain mortgage on real property hereinafter described to The 516 2nd Avenue West Helena Alabama 35080 Specialized Lending Trust, which said mortgage was recorded in the Office of the Judge of Probate of Jefferson County, Alabama, as Instrument number 20160831000316840, in the aforesaid Probate Office; and

WHEREAS, Default was made 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 Birmingham, Jefferson 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 the 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 thereof; and

WHEREAS, Default was made in the payment of the indebtedness secured by said mortgage and 516 2nd Avenue West Helena Alabama 35080 Specialized Lending Trust did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in the Alabama Messenger, a newspaper of general circulation in Jefferson County, Alabama in its issues of September 14, September 21, and September 28, 2016; and

WHEREAS, on October 4, 2016, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was fully and properly conducted and the person conducting the sale on behalf of the Mortgagee did offer for sale and sell at public outcry, in front of the main entrance of the courthouse in Jefferson County, Alabama, the property hereinafter described, and

WHEREAS, Brian Cloud acted as auctioneer and the person conducting the sale for said 516 2nd Avenue West Helena Alabama 35080 Specialized Lending Trust; and

WHEREAS, the highest and best bid obtained for the property described was the bid of 516 2nd Avenue West Helena Alabama 35080 Specialized Lending Trust in the amount of Fifty-Two Thousand Five Hundred Ninety-Six and 36/100 Dollars (\$52,596.36) on the indebtedness secured by said mortgage, the said 516 2nd Avenue West Helena Alabama 35080 Specialized Lending Trust, by and through Brian M. Cloud as attorney for said Mortgagee, does hereby convey unto 516 2nd Avenue West Helena Alabama 35080 Specialized Lending Trust all of its right, title, and interest in and to the following described property situated in Jefferson County, Alabama, to-wit:

The Easterly 100 feet of Lots 5 and 6, Block 8, according to the Joseph Squire's Map of the Town of Helena, as recorded in Map Book 3, Page 121, in the Probate Office of Shelby County, Alabama. Situated in the NW ¼ of SW ¼ of Section 15, Township 20 South, Range 3 West.

Commonly known as 516 2nd Avenue West, Helena, Alabama 35080

SUBJECT TO:

1. Ad valorem taxes for the current year (2016).
2. Any and all Easements of record.
3. All rights outstanding by reason of the statutory right of redemption arising out of or resulting from said foreclosure of that certain mortgage described above.

TO HAVE AND TO HOLD the above described property unto The 516 2nd Avenue West Helena Alabama 35080 Specialized Lending Trust, its successors and assigns forever; 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, 516 2nd Avenue West Helena Alabama 35080 Specialized Lending Trust have caused this indenture to be executed by and through Brian M. Cloud, as attorney for said Mortgagee, and said Brian M. Cloud, as attorney for said Mortgagee, has hereto set his/her hand and seal on this the 4th day of October, 2016.

516 2nd Avenue West Helena Alabama 35080 Specialized
Lending Trust

By:

BRIAN M. CLOUD, Attorney for Mortgagee

STATE OF ALABAMA)
JEFFERSON COUNTY)

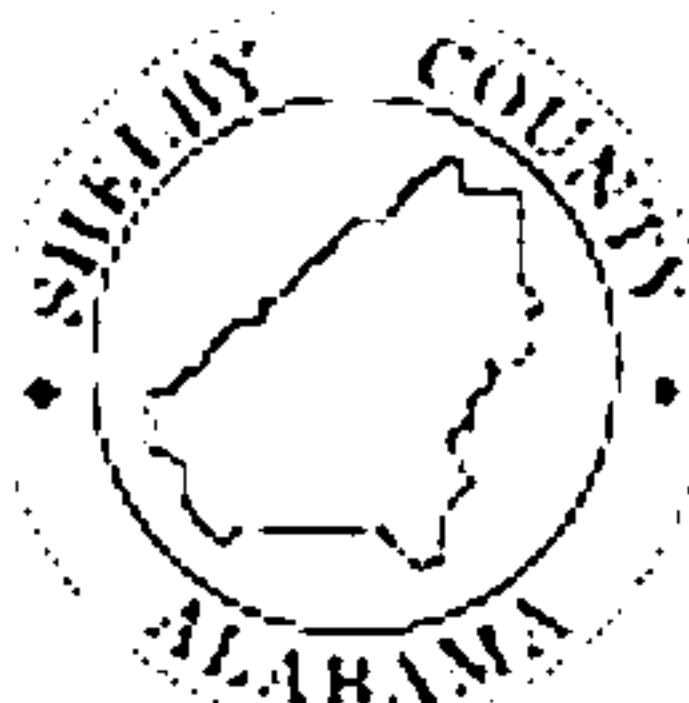
I, the undersigned, A Notary Public in and for said County in said State, hereby certify that Brian M. Cloud, whose name as Attorney for 516 2nd Avenue West Helena Alabama 35080 Specialized Lending Trust, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance he as such Attorney for 516 2nd Avenue West Helena Alabama 35080 Specialized Lending Trust and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee.

Given under my hand and official seal this the 4th day of October, 2016.


NOTARY PUBLIC My Commission Expires
My commission expires: April 29, 2018

[SEAL]

This instrument prepared by:
Brian M. Cloud
Cloud & Willis, LLC
201 Beacon Parkway, Suite 400
Birmingham, Alabama 35200
(205) 322-6060



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2016 01:00:13 PM
\$19.00 CHARITY
20161102000403120

