

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on to-wit: the 12th day of April, 2002, Nancy L. Williams, an unmarried individual, did execute a certain mortgage on property herein described to Matrix Financial Services Corporation, which mortgage is recorded as INST# 2002-17636 in the Probate Records of Shelby County, Alabama.

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 Courthouse door of the City of Columbiana, County of Shelby, State of Alabama, after giving notice of same of the time place and terms of said sale in some newspaper published in said County 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 said mortgage, 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 the Mortgagee might bid at the sale and purchase the said property if the highest bidder therefore; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Matrix Financial Services Corporation did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to the foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in The Shelby County Reporter, a newspaper of local circulation published in Shelby County, Alabama, in its issues of October 5, 12, and 19, 2016; and,

WHEREAS, on the 2nd day of November, 2016, the day on which the foreclosure sale was to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Matrix Financial Services Corporation did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described:

WHEREAS, Aaron Warner was the Auctioneer who conducted the said foreclosure sale and was the person conducting the sale for Matrix Financial Services Corporation and R. Realty, LLC was the best and highest bidder having bid in the amount of Fifty-One Thousand, Five Hundred and 00/100 (\$51,500.00) and said property was thereunto sold to R. Realty, LLC.

NOW, THEREFORE, in consideration of the premises and a bid in the amount of Fifty-One Thousand, Five Hundred and 00/100 (\$51,500.00) on the outstanding indebtedness secured by said mortgage, the said Nancy Williams and the said Matrix Financial Services Corporation, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said R. Realty, LLC all its right, title, and interest in the following described property situated in Shelby County, Alabama, to-wit:

Lot 48, Block 2, according to the Survey of Wildewood Village Fifth Addition, as recorded in Map Book 9, Page 165, in the Probate Office of Shelby County, Alabama.

Subject to all matters of record.


The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate in the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that


the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

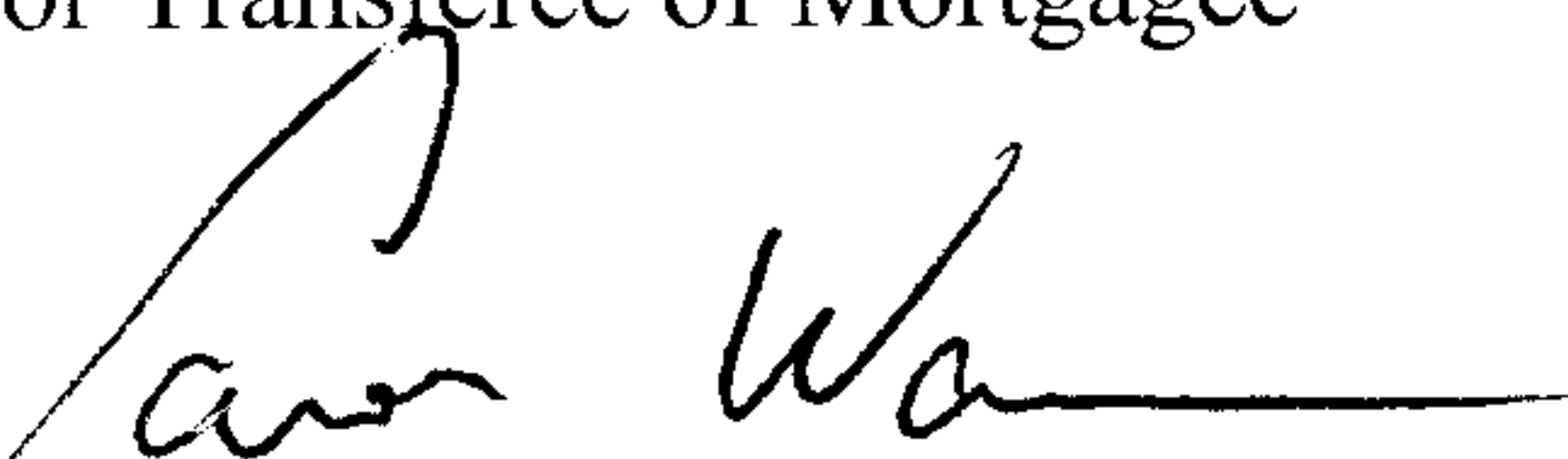
TO HAVE AND TO HOLD the above described property unto R. Realty, LLC, its successors and assigns, forever, subject however to the Statutory Rights of Redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama, and further subject to Federal Tax Liens, Special Assessments, if any, any and all matters of record and the mortgage hereinabove mentioned.


IN WITNESS WHEREOF, Matrix Financial Services Corporation has caused this instrument to be executed by and through Aaron Warner, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of the Mortgagee and in witness whereof has hereunto set his hand and seal on this the 2nd day of November, 2016.

Nancy L. Williams, Mortgagor
BY: Matrix Financial Services Corporation

BY: 
Aaron Warner, as Auctioneer and the person
conducting said sale for Mortgagee
or Transferee of the Mortgagee


20161114000417940 2/3 \$72.50
Shelby Cnty Judge of Probate, AL
11/14/2016 10:35:57 AM FILED/CERT

Matrix Financial Services Corporation
Mortgagee or Transferee of Mortgagee
BY: 
Aaron Warner, as Auctioneer and the person
conducting said sale for Mortgagee
or Transferee of the Mortgagee


BY: 
Aaron Warner, as Auctioneer and the person
conducting said sale for Mortgagee
or Transferee of the Mortgagee

{NOTARY FOLLOWS ON NEXT PAGE}

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Aaron Warner, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of the Mortgagee, Matrix Financial Services Corporation, and whose name is signed to the foregoing conveyance in this capacity and who is known to me and acknowledged before me on this date, that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date, as the action on himself as Auctioneer and the person conducting the same for Matrix Financial Services Corporation with full authority and as the actions Matrix Financial Services Corporation, as Mortgagee, in the mortgage referred to in the foregoing deed.

Given under my hand and official seal, this the 8th day of November, 2016.


20161114000417940 3/3 \$72.50
Shelby Cnty Judge of Probate, AL
11/14/2016 10:35:57 AM FILED/CERT

Laura Meyer

Notary Public

My Commission Expires: 6-10-19

Grantor's Address:

Ms. Nancy Williams
3506 Wildwood Drive
Pelham, Alabama 35124

Grantee's Address:

Matrix Financial Services Corporation
2133 West Peoria Avenue
Phoenix, Arizona 85029

Property Address:

3506 Wildwood Drive
Pelham, Alabama 35124

This Instrument Prepared By:

Gary P. Wolfe
**Wolfe, Jones, Wolfe, Hancock,
Daniel, & South, LLC**
905 Bob Wallace Avenue
Huntsville, Alabama 35801

Return Original Deed To:

R. Realty, LLC
c/o Charles Rich
140 Research Center Parkway
Birmingham, Alabama 35242

