

Send Tax Notice to:  
**CARRINGTON MORTGAGE SERVICES, LLC**  
1600 South Douglass Road, Suite 200-A  
Anaheim, CA 92806

Source of Title:  
Inst#20071220000572410

**MORTGAGE FORECLOSURE DEED**

**State of Alabama**  
**Shelby County**

**KNOW ALL PERSONS BY THESE PRESENTS:** That NICOLE K. KING and husband, JOSHUA T. KING, did, on to-wit, March 24, 2011, execute a mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for Terrace Mortgage Company, its successors and assigns, in the original principal amount of \$141,147.00, which mortgage was recorded on March 30, 2011, in Inst#20110330000099960; and last assigned to CARRINGTON MORTGAGE SERVICES, LLC, by virtue of that Assignment of Mortgage, recorded in the Office of the Judge of Probate of Shelby County, Alabama, on September 23, 2016, in Inst#20160923000348220.

**WHEREAS,** default was made in the payment of the indebtedness secured by said mortgage and the said CARRINGTON MORTGAGE SERVICES, LLC 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, a newspaper of general circulation published in Shelby County, Alabama, on 10/26/16, 11/2/16, 11/9/16; and

**WHEREAS,** on December 14, 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 CARRINGTON MORTGAGE SERVICES, LLC, did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, 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 CARRINGTON MORTGAGE SERVICES, LLC in the amount of \$96,200.00, which sum CARRINGTON MORTGAGE SERVICES, LLC paid, in the form of a credit against the indebtedness secured by said mortgage, and said property was thereupon sold to CARRINGTON MORTGAGE SERVICES, LLC; and

**WHEREAS**, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property 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 payment of \$96,200.00, on the indebtedness secured by said mortgage, NICOLE K. KING and husband, JOSHUA T. KING, acting by and through the said CARRINGTON MORTGAGE SERVICES, LLC by Meghan Pruitt, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and the said CARRINGTON MORTGAGE SERVICES, LLC, by Meghan Pruitt, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and Meghan Pruitt, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto CARRINGTON MORTGAGE SERVICES, LLC the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 42, according to the Survey of Kensington Plase, Phase 1, Sector 1, as recorded in Map Book 37, Page 147, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Together with the right of ingress and egress granted in that certain Grant of Temporary Access Easement recorded in Instrument #20061227000626720.**

**Property Known As: 1252 Kensington Blvd, Calera, AL 35040**

**TO HAVE AND TO HOLD** the above described property unto CARRINGTON MORTGAGE SERVICES, LLC 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.

**IN WITNESS WHEREOF**, the said CARRINGTON MORTGAGE SERVICES, LLC, has caused this instrument to be executed by Meghan Pruitt, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said undersigned has executed this instrument in his/her capacity as such auctioneer on this the 29 day of December, 2016.

NICOLE K. KING and husband, JOSHUA T. KING  
Mortgagors

By: CARRINGTON MORTGAGE SERVICES, LLC  
Mortgagee or Transferee of Mortgagee

By: Meghan Pruitt  
As Auctioneer and the person conducting  
said sale for the Mortgagee or Transferee  
of Mortgagee – Meghan Pruitt

20170111000012410 01/11/2017





20170111000012410 3/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
01/11/2017 12:06:26 PM FILED/CERT

**State of Alabama**  
**Shelby County**

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Meghan Pruitt, 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, in the 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 29 day of December, 2016.

  
Notary Public  
My Commission Expires: 09.02.2018 

**THIS INSTRUMENT WAS PREPARED BY:**

Name: ROBERT J. SOLOMON  
Address: SOLOMON | BAGGETT, LLC  
3763 Rogers Bridge Road  
Duluth, Georgia 30097





20170111000012410 01/11/2017

20170111000012410 4/4 \$28.00  
 Shelby Cnty Judge of Probate, AL  
 01/11/2017 12:06:26 PM FILED/CERT

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Nicole King	Grantee's Name	CARRINGTON MORTGAGE SERVICES, LLC
Mailing Address	1252 Kensington Blvd Calera, AL 35040	Mailing Address	1600 South Douglass Road, Suite 200-A Anaheim, CA 92806
Property Address	1252 Kensington Blvd Calera, AL 35040	Date of Sale	12/14/16
		Total Purchase Price \$	96,200.00
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other foreclosure
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1/4/2016

Print Robert J. Solomon, Attorney for Carrington Mortgage Services, LLC

Unattested

KA  
(verified by)

Sign

R  
(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 01/11/2017 12:06:26 PM  
 \$28.00 CHARITY  
 20170111000012410

*Robert J. Solomon*