

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

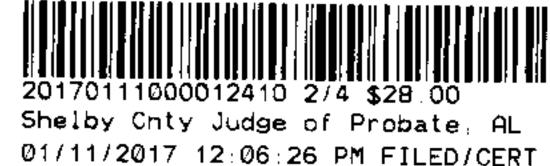
KNOW ALL PERSONS BY THESE PRESENTS: That NICOLE K. KING and husband, JOSHUA T. KING, did, on to-wit, March 24, 2011, execute a mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for Terrace Mortgage Company, its successors and assigns, in the original principal amount of \$141,147.00, 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

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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 **Locember**, 2016.

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

> > Meghen Piitt

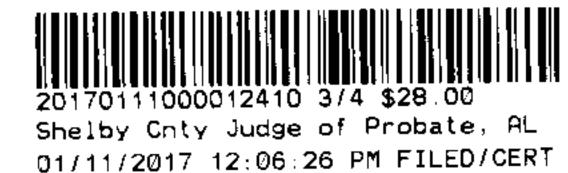
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CARRINGTON MORTGAGE SERVICES, LLC By: Mortgagee or Transferee of Mortgagee

By:

As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee - Meghan Pruitt

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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 21 day of Lecenter, 2016.

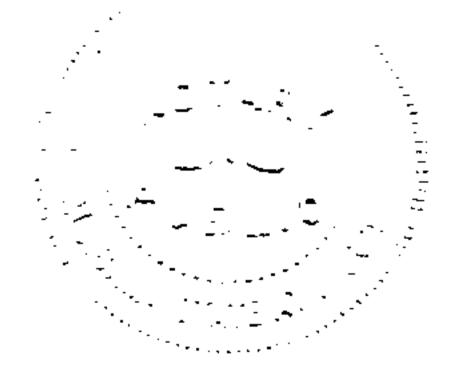
My Commission Expires: 09.02.2018

THIS INSTRUMENT WAS PREPARED BY:

Name: Address: ROBERT J. SOLOMON

SOLOMON | BAGGETT, LLC 3763 Rogers Bridge Road Duluth, Georgia 30097

JOSEPH ANTHONY BABIN JR Notary Public Alabama State at Large



20170111000012410 01/11/2017

201701110000012410 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	Nicose King	Grantee's Name	CARRINGTON MORTGAGE SERVICES, LLC
Mailing Address	1252 Kensington Blvd	Mailing Address	1600 South Douglass Road, Suite 200-A
	Calera, Al. 35040		Anaheim, CA 92806
			
Dropomy Addrops	1050 Kanalantan Diud		
Property Address	1252 Kensington Blvd Calera, AL 35040	Date of Sale	
	Calcia, AL 33040	Total Purchase Price	\$ 96,200.00
		or Actual Value	•
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		Assessor's Market Value	\$
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evidence: (check o	e or actual value claimed on	this form can be verified in the nentary evidence is not require	e following documentary
Bill of Sale	ne) (Necoldalion of docum	Appraisal	2 a)
Sales Contrac		Other foreclosure	
Closing Staten			······································
if the conveyance of	locument presented for rec	ordation contains all of the rec	quired information referenced
above, the filing of	this form is not required.		
		Instructions	
		the name of the person or per	rsons conveying interest
to property and the	ir current mailing address.		
Grantee's name an	d mailing address - provide	the name of the person or pe	rsons to whom interest
to property is being		The state of the person of po	TOTAL TO WITCH MILETUSE
Property address	tha physical address of the		
riopenty address -	the physical address of the	property being conveyed, if a	vallable.
Date of Sale - the d	ate on which interest to the	property was conveyed.	
	e - the total amount paid for the instrument offered for re	r the purchase of the property ecord.	, both real and personal,
Actual value - if the	property is not being sold	the true value of the property	both real and personal, being
conveyed by the ins	strument offered for record.	This may be evidenced by an	appraisal conducted by a
	or the assessor's current ma		apprender outlied by d
If no proof is provid	ed and the value must be d	atarminad the aurrent actions	٠. ـ • • • • • • • • • • • • • • • • • •
		etermined, the current estimate as determined by the local of	•
	-	x purposes will be used and t	
	Alabama 1975 § 40-22-1		ire taxpayer will be penalized
		that the information contained	
	ited in <u>Code of Alabama 19</u>	atements claimed on this form	may result in the imposition
or the penalty male	ited in <u>Gode of Alabama Te</u>	770 3 40-22-1 (11).	
Date 1/4/2016		Print Robert J. Solomon, Attorney for C	Carrington Mortgage Services, LLC
	1/1		
Unattested		Sign	
	(verified by)	(Grantor/Grantee	/Owner/Agent) circle one
	and Recorded I Public Records		Form RT-1

THE THE PERSON NAMED IN COLUMN TO PERSON NAM

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/11/2017 12:06:26 PM
S28.00 CHARITY
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