

SEND TAX NOTICE TO:  
RoundPoint Mortgage Servicing Corporation  
5016 Parkway Plaza Blvd.  
Suite 200  
Charlotte, NC 28217

20170404000112200  
04/04/2017 07:58:46 AM  
FCDEEDS 1/4

STATE OF ALABAMA            )  
SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of April, 2014, Shenna Michelle Sheffield, an unmarried woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Direct Mortgage, Corp., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20140502000131400, said mortgage having subsequently been transferred and assigned to Roundpoint Mortgage Servicing Corporation, by instrument recorded in Instrument No. 20160218000050940, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default 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 Columbiana, Shelby 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 same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee 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 the said Roundpoint Mortgage Servicing Corporation did declare all of the indebtedness secured by said



mortgage, subject to 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 general circulation published in Shelby County, Alabama, in its issues of January 18, 2017, January 25, 2017, and February 1, 2017; and

WHEREAS, on March 22, 2017, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Roundpoint Mortgage Servicing Corporation did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Roundpoint Mortgage Servicing Corporation was the highest bidder and best bidder in the amount of One Hundred Nineteen Thousand Three Hundred Twenty And 00/100 Dollars (\$119,320.00) on the indebtedness secured by said mortgage, the said Roundpoint Mortgage Servicing Corporation, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Roundpoint Mortgage Servicing Corporation all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of Stonehaven, as recorded in Map Book 21, Page 25, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Roundpoint Mortgage Servicing Corporation its successors/heirs 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 in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.



IN WITNESS WHEREOF, Roundpoint Mortgage Servicing Corporation, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 27 day of March, 2017.

Roundpoint Mortgage Servicing Corporation

By: Red Mountain Title, LLC

Its: Auctioneer

By: [Signature]

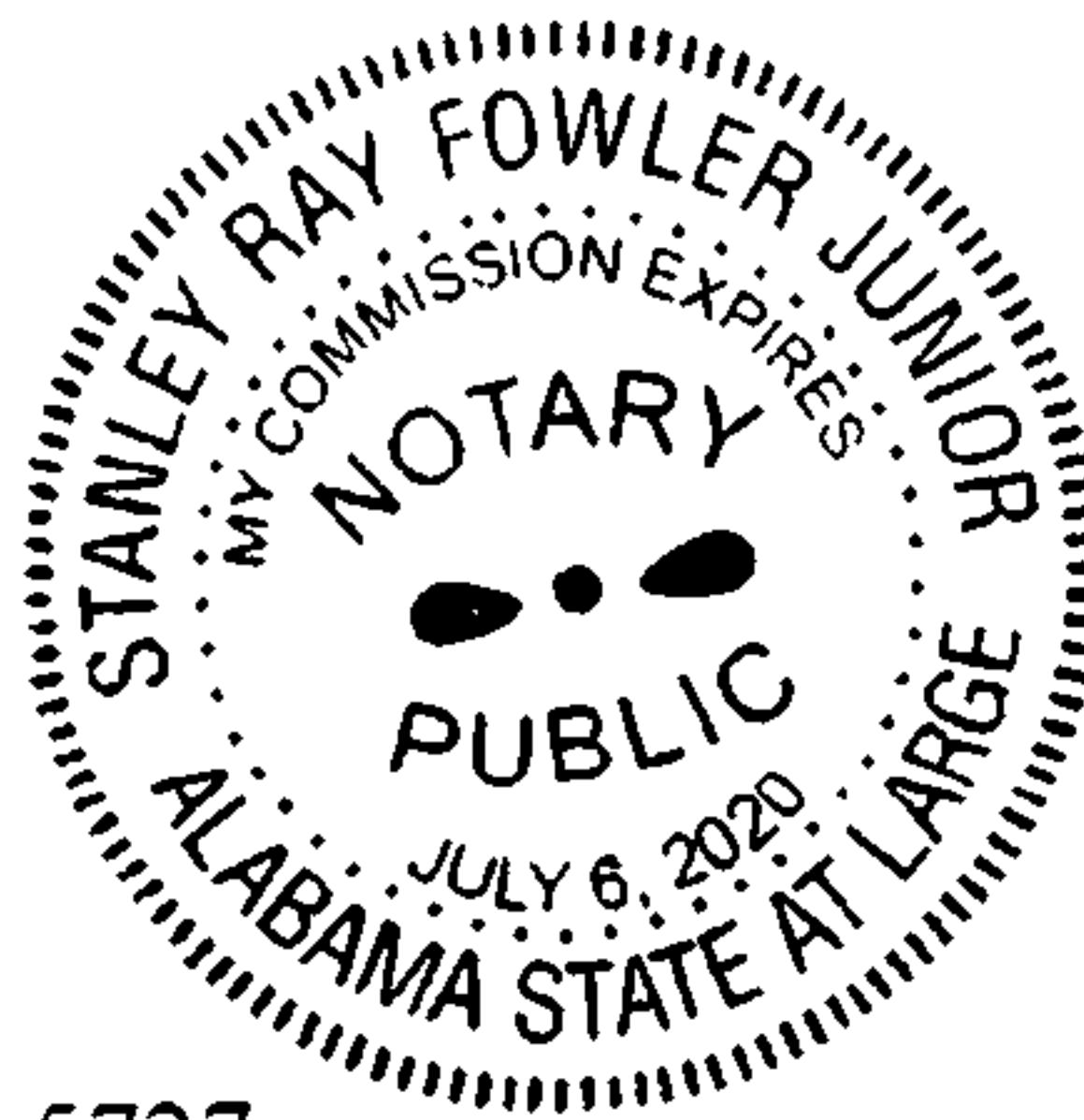
STATE OF ALABAMA )

JEFFERSON COUNTY )

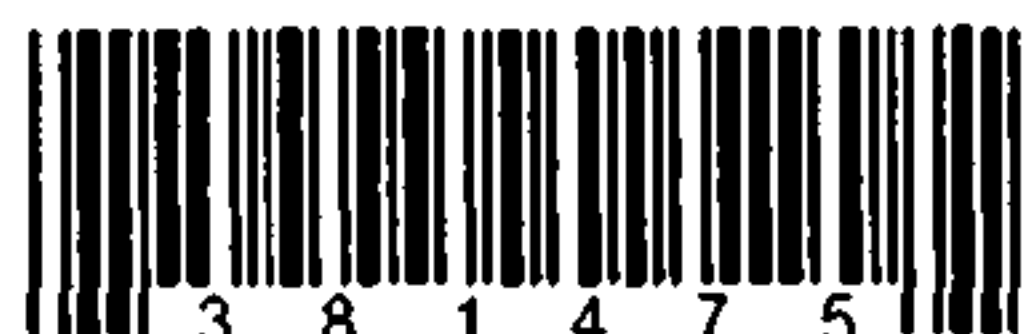
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Roundpoint Mortgage Servicing Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 27 day of March, 2017.

This instrument prepared by:  
Rebecca Redmond  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727



[Signature]  
Notary Public  
My Commission Expires: [Signature]



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Roundpoint Mortgage Servicing Corporationc/o RoundPoint Mortgage Servicing CorporationGrantee's Name Roundpoint Mortgage Servicing Corporationc/o RoundPoint Mortgage Servicing CorporationMailing Address 5016 Parkway Plaza Blvd.  
Suite 200  
Charlotte, NC 28217Mailing Address 5016 Parkway Plaza Blvd.  
Suite 200  
Charlotte, NC 28217Property Address 164 Stonehaven Dr  
Pelham, AL 35124Date of Sale 03/22/2017Total Purchase Price \$119,320.00

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)☐ Bill of Sale☐ Sales Contract☐ Closing Statement☐ Appraisal☒ Other Foreclosure Bid Price

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

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 3/22/2017Print Emily CoyneSign Emily Coyne

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)

Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/04/2017 07:58:46 AM  
\$25.00 CHERRY  
20170404000112200