


STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF SHELBY


20170412000123450 1/2 \$24.00
Shelby Cnty Judge of Probate AL
04/12/2017 10:23:29 AM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS: That WADE THOMPSON, JR. and RACHEL THOMPSON, husband wife, did, on to-wit, March 23rd, 2012, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Alliance Financial Resources, LLC, which mortgage is recorded in Instrument No. 20120402000112270, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being lastly assigned to SOUTHWEST STAGE FUNDING, LLC dba CASCADE FINANCIAL SERVICES by instrument recorded in Instrument No. 20170216000056300 in said Probate Court records; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said SOUTHWEST STAGE FUNDING, LLC dba CASCADE FINANCIAL SERVICES 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 The Shelby County Reporter, in its issues of March 8, 15 and 22, 2017; and

WHEREAS, on April 5th, 2017, 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 SOUTHWEST STAGE FUNDING, LLC dba CASCADE FINANCIAL SERVICES did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of 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 the said SOUTHWEST STAGE FUNDING, LLC dba CASCADE FINANCIAL SERVICES in the amount of FIFTY TWO THOUSAND ONE HUNDRED ELEVEN and 00/100ths (\$52,111.00) DOLLARS, which sum the said SOUTHWEST STAGE FUNDING, LLC dba CASCADE FINANCIAL SERVICES offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said SOUTHWEST STAGE FUNDING, LLC dba CASCADE FINANCIAL SERVICES; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, 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 of a credit of FIFTY TWO THOUSAND ONE HUNDRED ELEVEN and 00/100ths (\$52,111.00) DOLLARS, on the indebtedness secured by said mortgage, the said WADE THOMPSON, JR. and RACHEL THOMPSON, acting by and through the said SOUTHWEST STAGE FUNDING, LLC dba CASCADE FINANCIAL SERVICES by Aaron Warner, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said SOUTHWEST STAGE FUNDING, LLC dba CASCADE FINANCIAL SERVICES by Aaron Warner as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Aaron Warner as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto SOUTHWEST STAGE FUNDING, LLC dba CASCADE FINANCIAL SERVICES, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, according to Central Hills Subdivision, as shown by map recorded in Map Book 4, Page 44 in the Probate Office of Shelby County, Alabama.

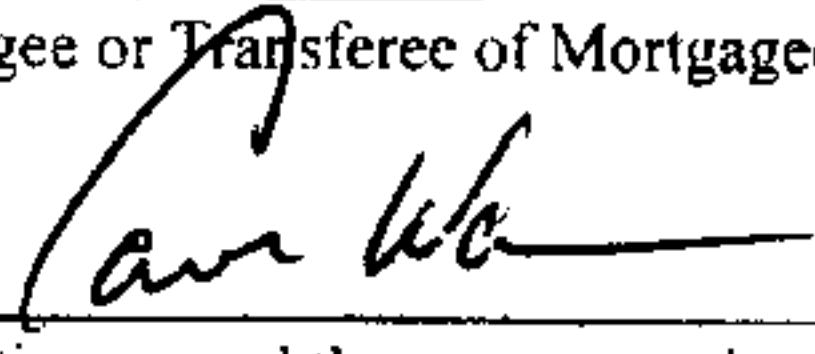
TO HAVE AND TO HOLD THE above-described property unto the said SOUTHWEST STAGE FUNDING, LLC dba CASCADE FINANCIAL SERVICES forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to any outstanding claims arising out of or relating to non-payment of ad valorem taxes.

IN WITNESS WHEREOF, the said SOUTHWEST STAGE FUNDING, LLC dba CASCADE FINANCIAL SERVICES has caused this instrument to be executed by Aaron Warner as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness

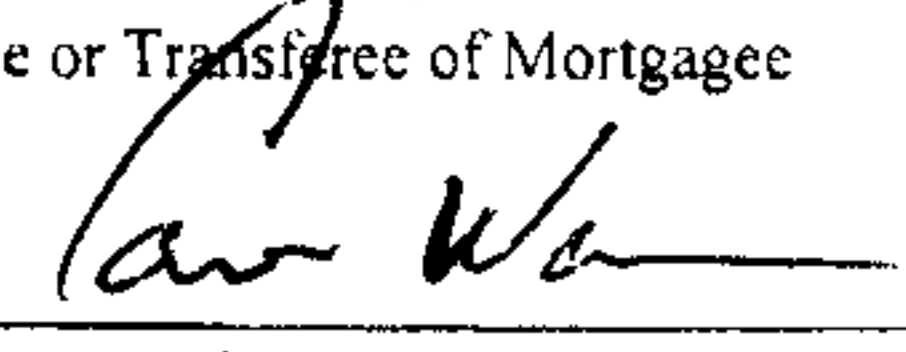
whereof the said Aaron Warner has executed this instrument in his/her capacity as such auctioneer on this the 5th day of April, 2017.

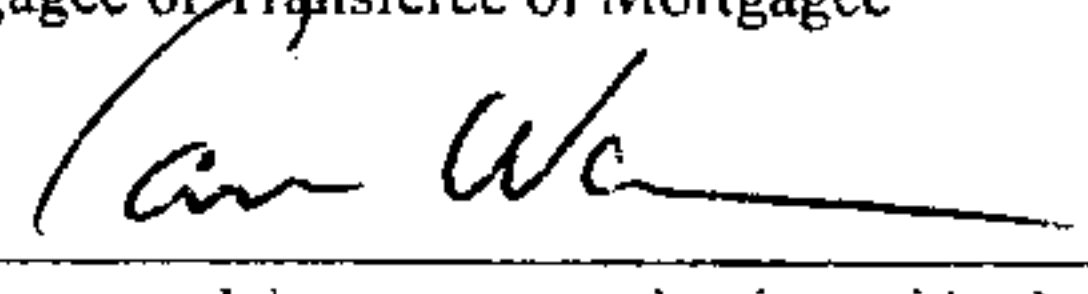
WADE THOMPSON, JR. and RACHEL THOMPSON
Mortgagors

By: SOUTHWEST STAGE FUNDING, LLC dba CASCADE
FINANCIAL SERVICES
Mortgagee or Transferee of Mortgagee

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

SOUTHWEST STAGE FUNDING, LLC dba CASCADE
FINANCIAL SERVICES
Mortgagee or Transferee of Mortgagee

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


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

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Aaron Warner, 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, he/she, in his/her 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 5th day of April, 2017.


NOTARY PUBLIC

MY COMMISSION EXPIRES March 26, 2018

This instrument prepared by:
Goodman G. Ledyard
PIERCE LEDYARD, P.C.
Post Office Box 161389
Mobile, Alabama 36616

Send Tax notice to:
Grantee's Address:

3345 S. Val Vista Dr., Ste. 300
Gilbert, AZ 85297



20170412000123450 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
04/12/2017 10:23:29 AM FILED/CERT