

SEND TAX NOTICE TO:
MidFirst Bank
999 NW Grand Blvd. Ste 100
Oklahoma City, OK 73118

20170502000151240
05/02/2017 01:04:21 PM
FCDEEDS 1/4

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 1st day of August, 2007, Melinda P. Mayfield, single, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for MortgageAmerica, Inc. Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070808000369300 and modified by agreement recorded in Instrument Number 20120213000052920, said mortgage having subsequently been transferred and assigned to MidFirst Bank, by instrument recorded in Instrument No. 20150724000252230, 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 MidFirst Bank 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 February 8, 2017, February 15, 2017, and February 22, 2017; and

WHEREAS, on April 12, 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 MidFirst Bank 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, MidFirst Bank was the highest bidder and best bidder in the amount of Fifty-Eight Thousand Five Hundred Twenty And 00/100 Dollars (\$58,520.00) on the indebtedness secured by said mortgage, the said MidFirst Bank, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto MidFirst Bank all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A part of the Southwest Quarter of Northwest Quarter of Section 6, Township 21 South, Range 2 East, Shelby County, Alabama, described as follows: commencing at a point in the center of the Southern Railway track at the East end of a culvert being the first culvert East of the Wilsonville Depot and run Easterly along the center of the Southern Railway track, a distance of 30 feet; thence Northerly and perpendicular to center line of Southern Railway 50 feet, being the Southeast corner of lot deeded to Dewey F. Bolton as shown by deed recorded in Deed Book 136, Page 77; thence in an Easterly direction and parallel with and 50 feet from centerline Southern Railway 355 feet for point of beginning, said point being the Southeast corner of the Sam Staudenmire lot; thence in a Northerly direction along East line of Stoudenmire lot a distance of 272 feet; thence in a Northeasterly or Easterly direction to an iron stake situated 15 feet East of a wateroak tree; thence run in a Northeasterly direction 300 feet, more or less, to a stake on West boundary of a lot formerly owned by H.R. Tolbert and known as Huston lot; thence in a Southerly direction along West line of said Huston lot 412 feet to North boundary of Southern Railway right of way; run thence in a Westerly direction along the Northerly boundary of said railway right of way 200 feet, more or less, to point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto MidFirst Bank 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, MidFirst Bank, 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 17 day of April, 2017.

MidFirst Bank

By: Red Mountain Title, LLC

Its: Auctioneer

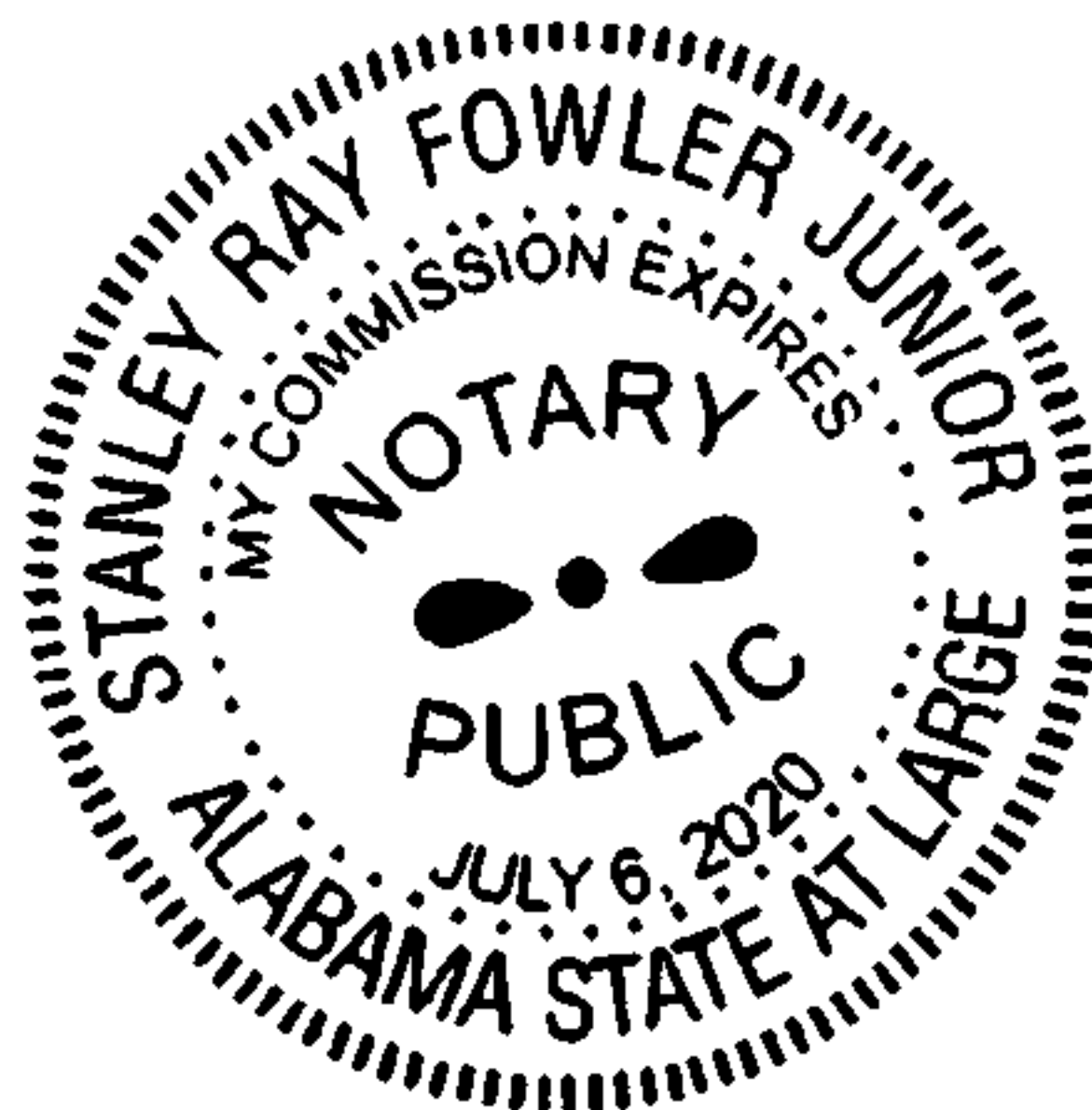
By: [Signature]

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 MidFirst Bank, 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 17 day of April, 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 MidFirst Bank
c/o MidFirst Bank

Grantee's Name MidFirst Bank
c/o MidFirst Bank

Mailing Address 999 NW Grand Blvd. Ste 100
Oklahoma City, OK 73118

Mailing Address 999 NW Grand Blvd. Ste 100
Oklahoma City, OK 73118

Property Address 40 Magnolia Lane
Wilsonville, AL 35186

Date of Sale 04/12/2017

Total Purchase Price \$58,520.00

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

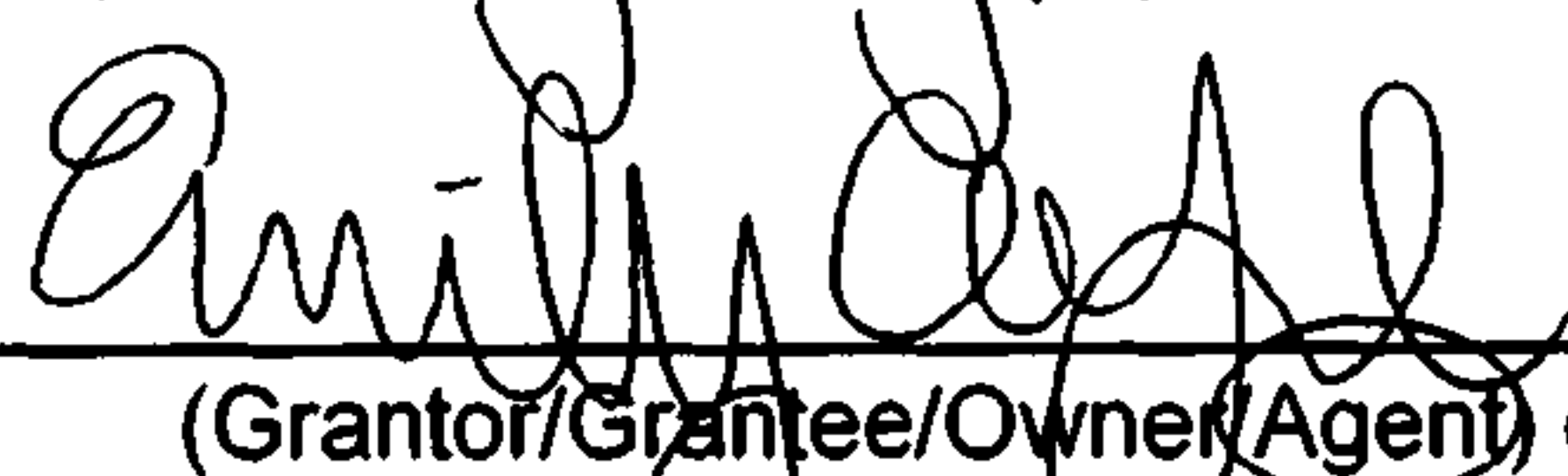
☒ Other Foreclosure Bid Price _____

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 4/12/2017

Print Emily Coyne

Sign 
 (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
 05/02/2017 01:04:21 PM
 \$25.00 CHERRY
 20170502000151240

