

SEND TAX NOTICE TO:  
Shellpoint Servicing\_fka Resurgent Capital  
Services, LP  
15 South Main Street  
Suite 600  
Greenville, SC 29603

20170607000200620  
06/07/2017 01:41:29 PM  
FCDEEDS 1/4

STATE OF ALABAMA            )  
SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 8th day of May, 2006, Rebecca K. Yarbrough, a single woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Superior Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060515000226740 and re-recorded in Instrument Number 20060518000235470, said mortgage having subsequently been transferred and assigned to MTGLQ Investors, L.P., by instrument recorded in Instrument Number 20160621000213820, 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 MTGLQ Investors, L.P. 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 April 26, 2017, May 3, 2017, and May 10, 2017; and

WHEREAS, on May 24, 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 MTGLQ Investors, L.P. 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, MTGLQ Investors, L.P. was the highest bidder and best bidder in the amount of One Hundred Eighty-Five Thousand And 00/100 Dollars (\$185,000.00) on the indebtedness secured by said mortgage, the said MTGLQ Investors, L.P., by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto MTGLQ Investors, L.P. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 7, according to the survey of Savannah Pointe Sector VIII, as recorded in Map Book 36, Page 58, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto MTGLQ Investors, L.P. 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, MTGLQ Investors, L.P., 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 5 day of  
June, 2017.

MTGLQ Investors, L.P.

By: Red Mountain Title, LLC

Its: Auctioneer

By: [Signature]

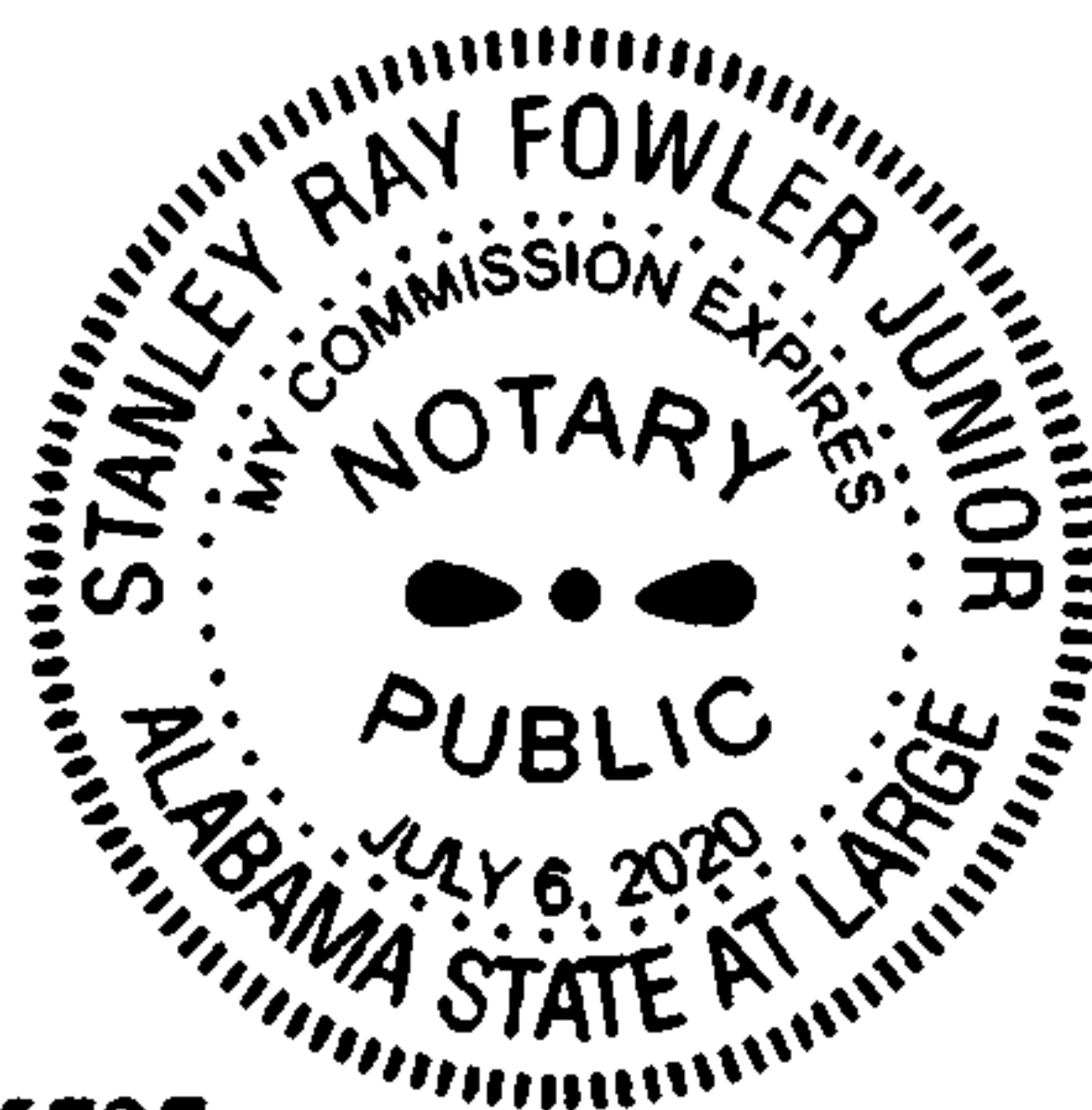
STATE OF ALABAMA )

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 MTGLQ Investors, L.P., 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 5 day of June,  
2017.

This instrument prepared by:  
Pam King  
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 MTGLQ Investors, L.P.  
c/o Shellpoint Servicing fka  
Resurgent Capital Services,  
LP

Grantee's Name MTGLQ Investors, L.P.  
c/o Shellpoint Servicing fka  
Resurgent Capital Services,  
LP

Mailing Address 15 South Main Street  
Suite 600  
Greenville, SC 29603

Mailing Address 15 South Main Street  
Suite 600  
Greenville, SC 29603

Property Address 1025 Little Sorrel Dr  
Calera, AL 35040

Date of Sale 05/24/2017

Total Purchase Price \$185,000.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Bid Price

☐ 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.

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 5/24/2017

Print Emily Coyne

☐ Unattested

(verified by)

Sign

Emily Coyne  
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 06/07/2017 01:41:29 PM  
 \$27.00 CHERRY  
 20170607000200620

*James W. Fuhrmeister*