
20170616000213610 1/4 \$71.50
Shelby Cnty Judge of Probate, AL
06/16/2017 02:48:08 PM FILED/CERT

Send Tax Notice to:
Spartan Invest, LLC
1110 23rd St. S
Birmingham, AL 35205

Source of Title:
Inst#2008071500028600

MORTGAGE FORECLOSURE DEED

**State of Alabama
Shelby County**

KNOW ALL PERSONS BY THESE PRESENTS: That BRUCE A. HALE, an unmarried man, did, on to-wit, June 26, 2008, execute a mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp., its successors and assigns, in the original principal amount of \$104,062.00, which mortgage was recorded on July 15, 2008, in , , Inst#20080715000286010; 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 December 14, 2015, in Inst#20151214000426920.

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 2/22/17, 3/1/17, 3/8/17; and

WHEREAS, on April 20, 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 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 Spartan Invest, LLC in the amount of \$47,121.00, which sum Spartan Invest, LLC paid, against the indebtedness secured by said mortgage, and said property was thereupon sold to Spartan Invest, LLC; and

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 \$47,121.00, on the indebtedness secured by said mortgage, BRUCE A. HALE, an unmarried man, acting by and through the said CARRINGTON MORTGAGE SERVICES, LLC by Aaron Warner, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and the said CARRINGTON MORTGAGE SERVICES, LLC, by Aaron Warner, as said auctioneer and the person conducting the 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 Spartan Invest, LLC the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 9, BLOCK 1, ACCORDING TO THE SURVEY OF MOUNTAIN VIEW ESTATES, AS RECORDED IN MAP BOOK 4, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Known As: 2026 1st Ave W, Maylene, AL 35114

TO HAVE AND TO HOLD the above described property unto Spartan Invest, 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 Aaron Warner, 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 10 day of May, 2017.

BRUCE A. HALE,

Mortgagors

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

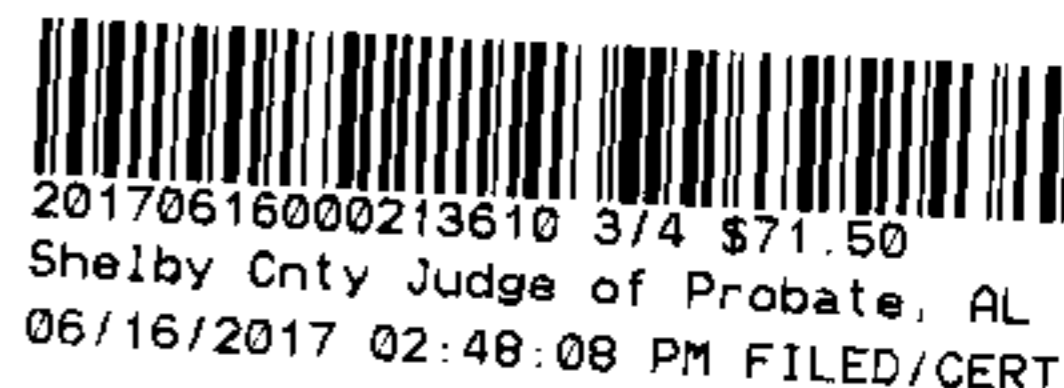
By:



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

State of Alabama
Shelby County

20170616000213610 06/16/2017



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, 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 10th day of May, 2017.

A handwritten signature in cursive script that reads "Laura Meyer".

Notary Public

My Commission Expires: 6-10-19

THIS INSTRUMENT WAS PREPARED BY:

Name: ROBERT J. SOLOMON
Address: SOLOMON | BAGGETT, LLC
3763 Rogers Bridge Road
Duluth, Georgia 30097



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name
Mailing Address

Bruce A. Hale
2026 1st Ave. W
Maylene, AL 35114

Grantee's Name
Mailing Address

Spartan Invest, LLC
1110 23rd St. S.
Birmingham, AL 35205

Property Address

2026 1st Ave. W
Maylene, AL 35114

Date of Sale
Total Purchase Price \$

4/20/17
47,121.00

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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 Mortgage Foreclosure Deed

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

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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

Print

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
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\$71.50 CHERRY
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[Signature]