

Prepared By:
Nicholas P. Edwards, Esq.
Shelton, Harrison & Pinson, LLC
701 Highlander Blvd., Suite 270
Arlington, TX 76015

State of Alabama

County of Shelby

MORTGAGE FORECLOSURE DEED

THIS INDENTURE, effective as of July 10, 2017 between Carrington Mortgage Services, LLC as Grantor, and Carrington Mortgage Services, LLC as Grantee.

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore, on to-wit, December 31, 2010, Raquel Echols, Mortgagor, did, execute a certain mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for First Federal Bank, which mortgage is recorded as Instrument Number 20110111000009440 in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to Carrington Mortgage Services, LLC, as Transferee, said transfer is recorded as Instrument Number 20150519000166220 in aforesaid records, and Carrington Mortgage Services, LLC is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of 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 foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of May 24, 2017, May 31, 2017, and June 7, 2017; and

WHEREAS, on June 14, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice at 11:00 a.m. between the legal hours of sale, said foreclosure was duly and properly conducted and Carrington Mortgage Services, LLC did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, 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 Carrington Mortgage Services, LLC in the amount of Ninety-Six Thousand Dollars (\$96,000.00) which sum the said Carrington Mortgage Services, LLC offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to the said Carrington Mortgage Services, LLC; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or

any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of Ninety-Six Thousand Dollars (\$96,000.00), cash, on the indebtedness secured by said mortgage, the said Raquel Echols, acting by and through the said Carrington Mortgage Services, LLC as transferee, by Nicholas P. Edwards, as attorney and representative for the Mortgagee or Transferee of Mortgage, does hereby grant, bargain, sell, and convey unto Carrington Mortgage Services, LLC, and its successors and assigns, as transferee, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 24, ACCORDING TO THE SURVEY OF DEARING DOWNS, NINTH ADDITION, PHASE II, AS RECORDED IN MAP BOOK 15, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property unto Carrington Mortgage Services, LLC, its successors and assigns forever subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Raquel Echols, Mortgagor, by the said Carrington Mortgage Services, LLC have caused this instrument to be executed by Nicholas P. Edwards, as attorney and representative of the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Nicholas P. Edwards, has executed this instrument in his/her capacity as such representative causing these presents to be executed on the 10 day of July, 2017.

Raquel Echols, Mortgagor(s)

Carrington Mortgage Services, LLC

By: 

Nicholas P. Edwards

As Attorney and Representative for the Mortgagee or
Transferee of Mortgagee

County of Tarrant

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that _____, whose name as **Attorney for 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, in his capacity as such Attorney and Representative, and with full authority executed this instrument voluntarily on the day that bears the same date.

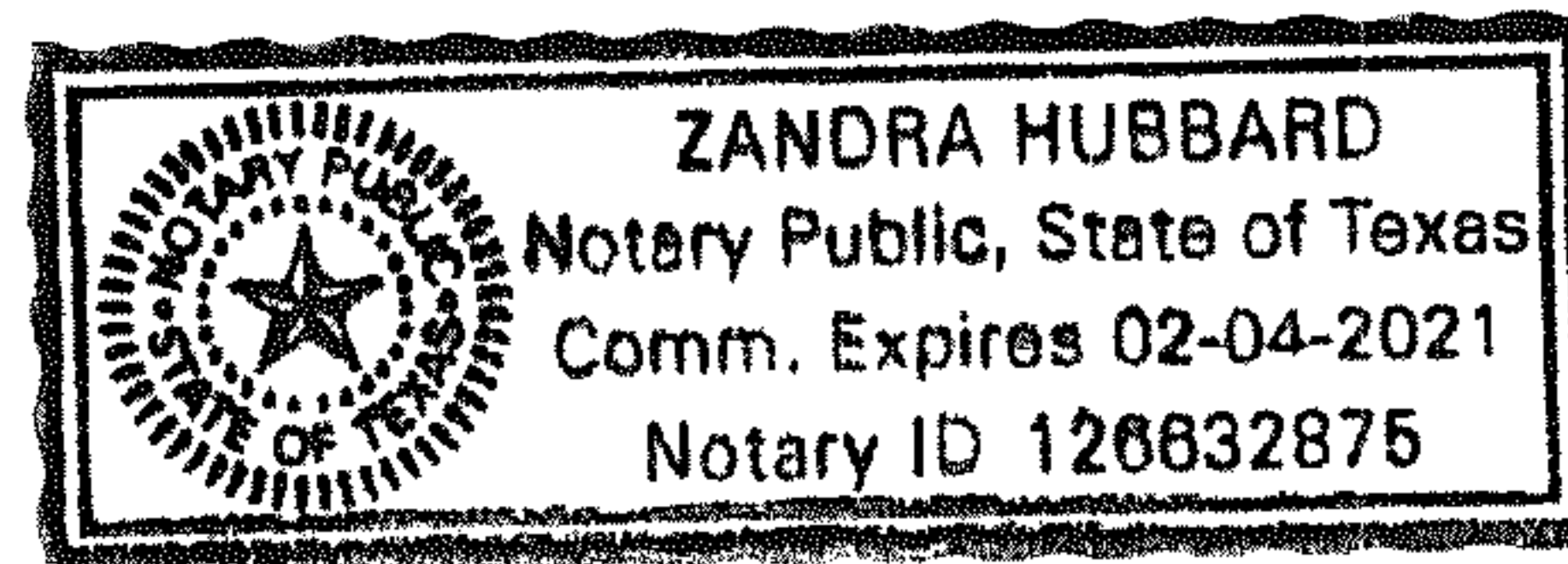
Given under my hand and seal, this 10 day of July,
2017.

Zandra Hubbard
Notary Public

(Notarial Seal)

My Commission Expires:

2-4-2021



SEND TAX NOTICE TO:

Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

Real Estate Sales Validation Form

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

Grantor's Name Raquel Exhols
Mailing Address 1982 Riva Ridge Road
Helena, AL 35080

Grantee's Name Carrington Mortgage Services, LLC
Mailing Address 1600 S. Douglass Rd., Suite 200-A
Anaheim, CA 92806

Property Address 1982 Riva Ridge Road
Helena, AL 35080

Date of Sale June 14, 2017
Total Purchase Price \$
or
Actual Value \$96,000.00

20170710000244160 07/10/2017 10:22:12 AM FCDEEDS 4/4 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 Auction Result
☐ 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.

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 July 10, 2017

Print Nicholas P. Edwards

☐ Unattested
☐ (verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/10/2017 10:22:12 AM
\$25.00 CHERRY
20170710000244160

[Signature]

Form RT-1