

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

20170718000255900
07/18/2017 08:09:04 AM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 11th day of May, 2007, Kathryn D. St. John, a single woman, executed that certain mortgage on real property hereinafter described to Elite Home Mortgage, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070515000225840, said mortgage having subsequently been transferred and assigned to MTGLQ Investors, L.P., by instrument recorded in Instrument Number 20170417000129860, 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 June 7, 2017, June 14, 2017, and June 21, 2017; and

WHEREAS, on July 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 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-Six Thousand And 00/100 Dollars (\$186,000.00) 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 161, according to the Survey of the Reserve at Timberline, as recorded in Map Book 34, Page 117 A,B,C, & D, 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 17 day of
July, 2017.

MTGLQ Investors, L.P.

By: Red Mountain Title, LLC

Its: Auctioneer

By: [Signature]

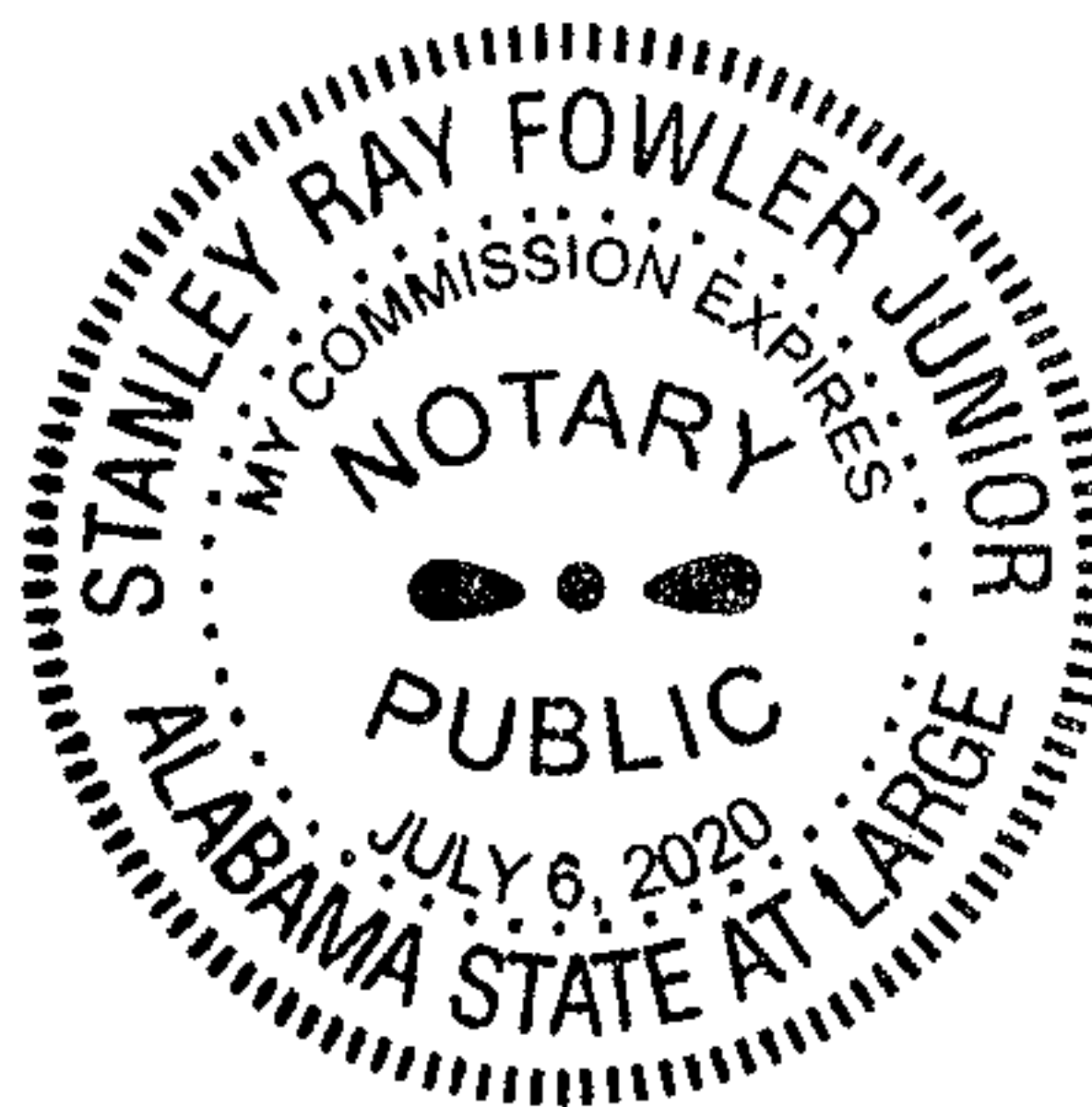
STATE OF ALABAMA)

JEFFERSON COUNTY)

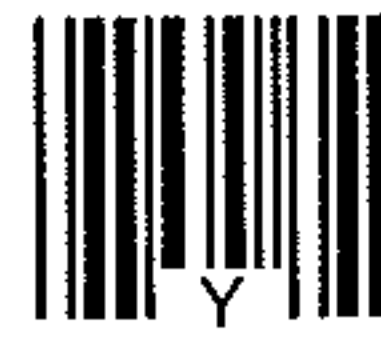
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited
liability company, acting in its capacity as auctioneer for MTGLQ Investors, L.P., is signed to the
foregoing conveyance, and who 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 17 day of July,
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

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

Property Address 1056 Riviera Drive
Calera, AL 35040

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

Date of Sale 07/12/2017

Total Purchase Price \$186,000.00

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 7/12/2017

Print

Emily Coyne

Sign

Emily Coyne

(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
 07/18/2017 08:09:04 AM
 \$26.00 CHERRY
 20170718000255900

James W. Fuhrmeister