

**Jason Tingle, Esq.**  
244 Inverness Center Dr Ste 200  
Birmingham, AL 35242

Specialized Loan Servicing LLC  
8742 Lucent Blvd. STE 300  
Highlands Ranch, CO 80129

Ralph D. Craft, Jr.  
50 Eagle Rock Dr  
Alabaster, AL 35007

**Specialized Loan Servicing LLC**  
**8742 Lucent Blvd. STE 300**  
**Highlands Ranch, CO 80129**

**Pheonix Victoria Hotaling**  
50 Eagle Rock Dr  
Alabaster, AL 35007

20170808000286320  
08/08/2017 11:55:40 AM  
FCDEEDS 1/3

Property Address: 50 Eagle Rock Dr, Alabaster, AL 35007  
Purchase Price: \$124,900.00\*\*\*Mortgagee credit\*\*\*  
Sale Date: August 7, 2017

STATE OF ALABAMA  
COUNTY OF SHELBY

# FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on August 29, 2013, Ralph D. Craft, Jr., a single person and Pheonix Victoria Hotaling, an unmarried woman, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for IBERIABANK Mortgage Company, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number 20130912000370250; and subsequently transferred and assigned to Specialized Loan Servicing LLC, and said assignment being recorded in Instrument No. 20170705000237260; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Specialized Loan Servicing LLC ("Transferee") 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 by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of July 19, 2017, July 26, 2017, August 2, 2017; and

WHEREAS, on August 7, 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 and properly conducted, and Specialized Loan Servicing LLC did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Shelby County Courthouse door in the Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Janice Zornes was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Specialized Loan Servicing LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Specialized Loan Servicing LLC, in the amount of \$124,900.00, which sum of money Specialized Loan Servicing LLC offered to credit on the indebtedness secured by said mortgage, and the said Specialized Loan Servicing LLC, by and through Jason Tingle, as attorney for said Specialized Loan Servicing LLC, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Specialized Loan Servicing LLC, the following described property

situated in Shelby County, Alabama, to-wit:

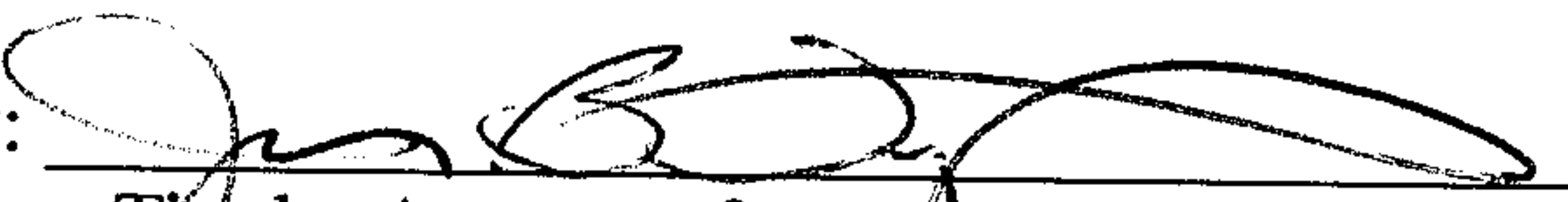
Commence at the SE corner of SE 1/4 - SW 1/4 of Section 22, Township 21 South, Range 3 West and proceed North 00 degrees 00' East along East line of said 1/4 1/4 section a distance of 800.00 feet; thence North 88 degrees 30'00" West a distance of 780.00 feet; thence North 00 degrees 00'00" East a distance of 101.00 feet to the point of beginning; thence continue last course a distance of 171.40 feet; thence North 88 degrees 29'37" West a distance of 200.49 feet; thence South 00 degrees 13'34" East a distance of 111.12 feet; thence South 71 degrees 51'06" East a distance of 210.45 feet to the point of beginning.

Together with the right to use the driveway as described In Joint Driveway Agreement recorded In Instrument 1992-14406, in said Probate Office.

TO HAVE AND TO HOLD the above described property to Specialized Loan Servicing LLC and its successors and assigns; 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.

IN WITNESS WHEREOF, Specialized Loan Servicing LLC has caused this instrument to be executed by and through Jason Tingle, as attorney for said Transferee, and said Jason Tingle, as attorney for said Transferee, has hereto set his hand and seal on this the 8<sup>th</sup> day of August, 2017.

Specialized Loan Servicing LLC

By:   
Jason Tingle, Attorney for Transferee

STATE OF ALABAMA )  
COUNTY OF SHELBY )

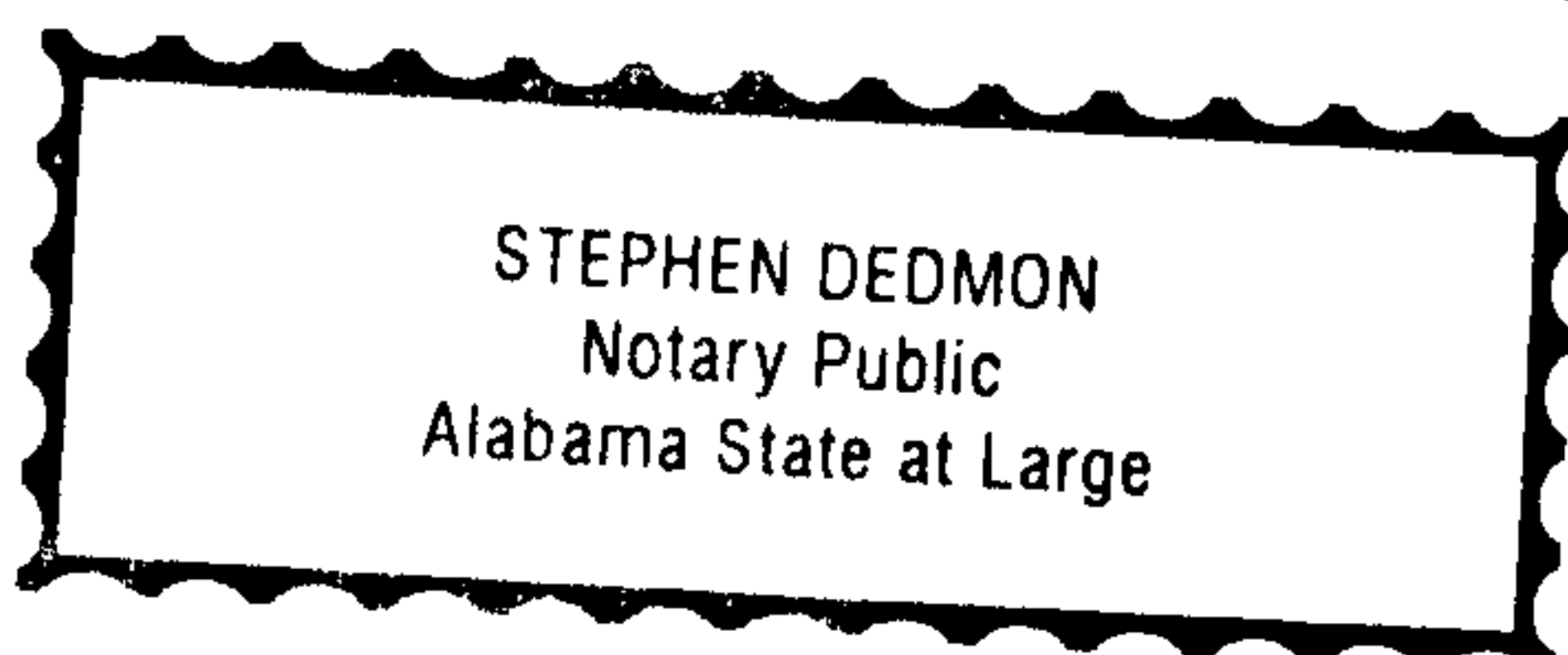


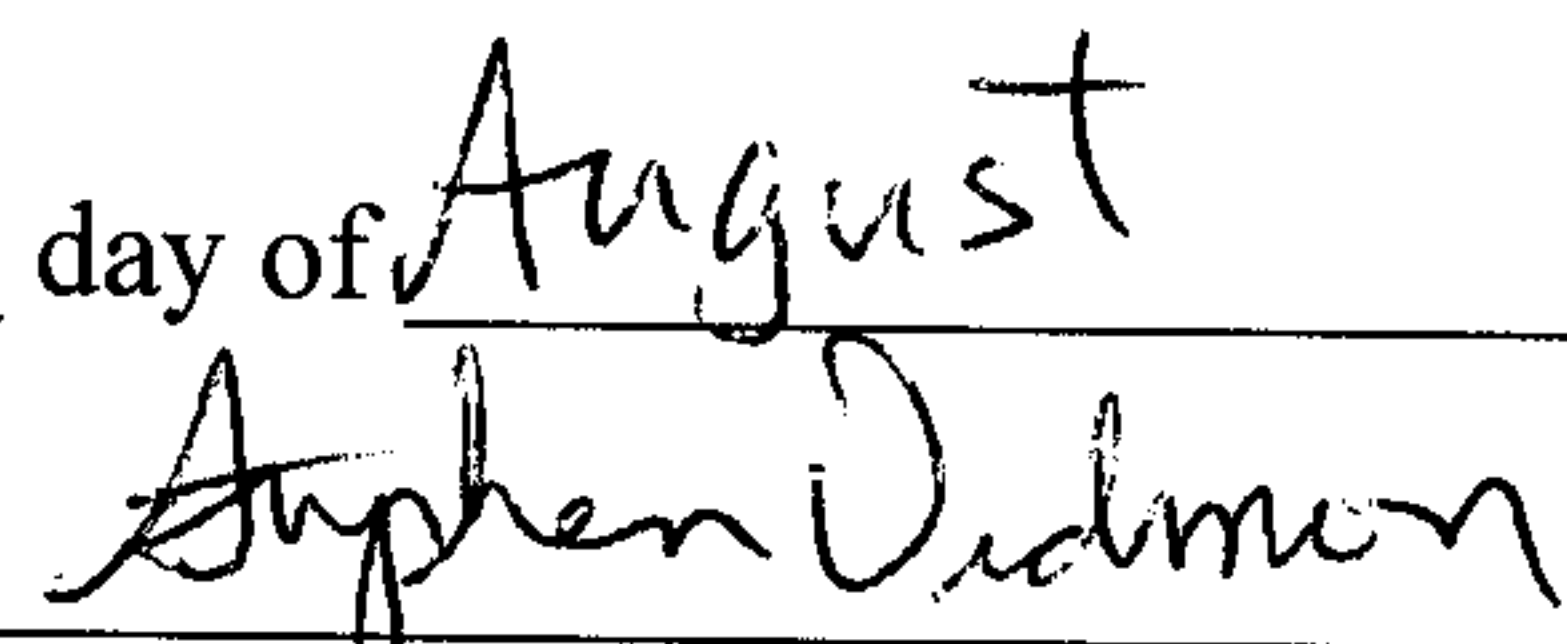
Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/08/2017 11:55:40 AM  
\$23.00 CHERRY  
20170808000286320



I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jason Tingle, whose name as Attorney for Specialized Loan Servicing LLC, 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 said conveyance, he, as such attorney for Specialized Loan Servicing LLC and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 8<sup>th</sup> day of August, 2017.



  
Notary Public  
My Commission Expires: 5/11/19