


PREPARED BY:

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Two North Twentieth
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Birmingham, AL 35203

STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20080822000338840

MORTGAGE FORECLOSURE DEED


201708300003164*0 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
08/30/2017 01:25:32 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, August 19, 2008, **Richard N Oldham Lynda N Oldham , A Married Couple, Mortgagor**, did execute a certain mortgage to **FirstCity Bank**, which said mortgage is recorded in Instrument No. 20080822000338840 as modified by that certain Modification Agreement in Instrument No. 20090401000119170, 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 **Mid America Mortgage, Inc, an Ohio Corporation**, as transferee, said transfer is recorded in Instrument 20170718000256480, aforesaid records, and Mid America Mortgage, Inc, an Ohio Corporation, 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 Mid America Mortgage, Inc, an Ohio Corporation 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 07/19/2017, 07/26/2017, 08/02/2017; and

WHEREAS, on August 21, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice at 11:23 o'clock ~~am~~ pm, between the legal hours of sale, said foreclosure was duly and properly conducted and Mid America Mortgage, Inc, an Ohio Corporation 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, in the City of 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 Mid America Mortgage, Inc, an Ohio Corporation in the amount of **SEVENTY-THREE THOUSAND SEVEN HUNDRED TWENTY DOLLARS AND NO CENTS (\$73,720.00)** which sum the said Mid America Mortgage, Inc, an Ohio Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Mid America Mortgage, Inc, an Ohio Corporation; 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 **SEVENTY-THREE THOUSAND SEVEN HUNDRED TWENTY DOLLARS AND NO CENTS (\$73,720.00)**, cash, on the indebtedness secured by said mortgage, the said **Richard N Oldham Lynda N Oldham , A Married Couple**, acting by and through the said Mid America Mortgage, Inc, an Ohio Corporation as transferee, by Janice Zornes, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Mid America Mortgage, Inc, an Ohio Corporation, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Parcel 1
Begin at the SW corner of the above said 1/4 - 1/4 said point being the point of beginning; thence North 00 Degrees 00 Minutes 00 Seconds East a distance of 358.05 feet; thence North 55 Degrees 52 Minutes 14 Seconds East a distance of 167.24 feet thence South 01 Degrees 53 Minutes 29 Seconds West a distance of 208.29; thence South 70 Degrees 51 Minutes 15 Seconds East a distance of 99.99 feet; thence South 03 Degrees 45 Minutes 18 Seconds East a distance of 290.02 feet to the beginning of a curve to the left; having a radius of 170.69 feet a central angle of 01 Degrees 56 Minutes 23 Seconds and subtended by a said chord which bears South 41 Degrees 04 Minutes 15 Seconds West and a chord

distance of 5.78 feet thence along the arc of said curve a distance of 5.78 feet; thence South 40 Degrees 03 Minutes 26 Seconds West a distance of 51.80 feet; thence North 59 Degrees 29 Minutes 27 Seconds West a distance of 241.31 feet to the point of beginning. Said parcel containing 2.13 acres more or less

TO HAVE AND TO HOLD the above described property unto Mid America Mortgage, Inc, an Ohio Corporation, 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, Richard N Oldham Lynda N Oldham , A Married Couple, Mortgagor(s) by the said Mid America Mortgage, Inc, an Ohio Corporation have caused this instrument to be executed by Janice Zornes, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Janice Zornes, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 23 day of August, 2017.

Richard N Oldham Lynda N Oldham, Mortgagor(s)

Mid America Mortgage, Inc, an Ohio Corporation, Mortgagee or Transferee of Mortgagee

By:

(sign)

(print) Janice Zornes

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

STATE OF ALABAMA
COUNTY OF SHELBY

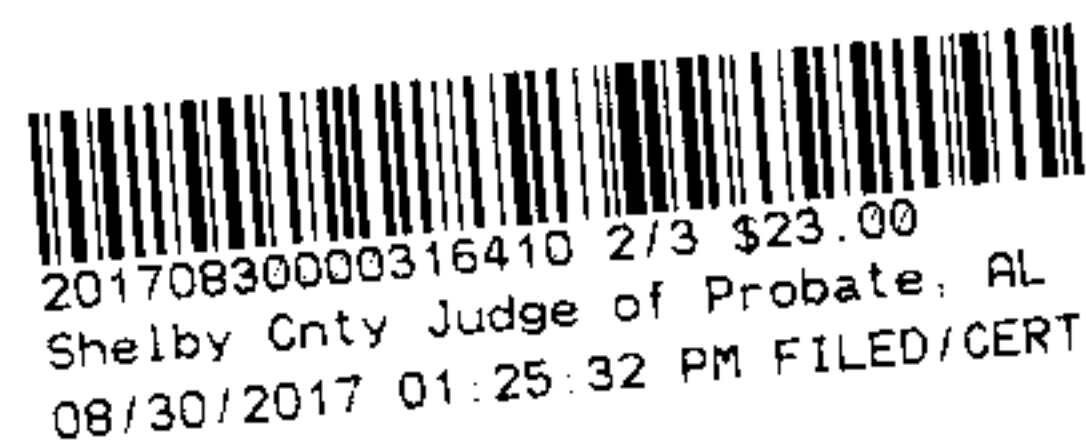
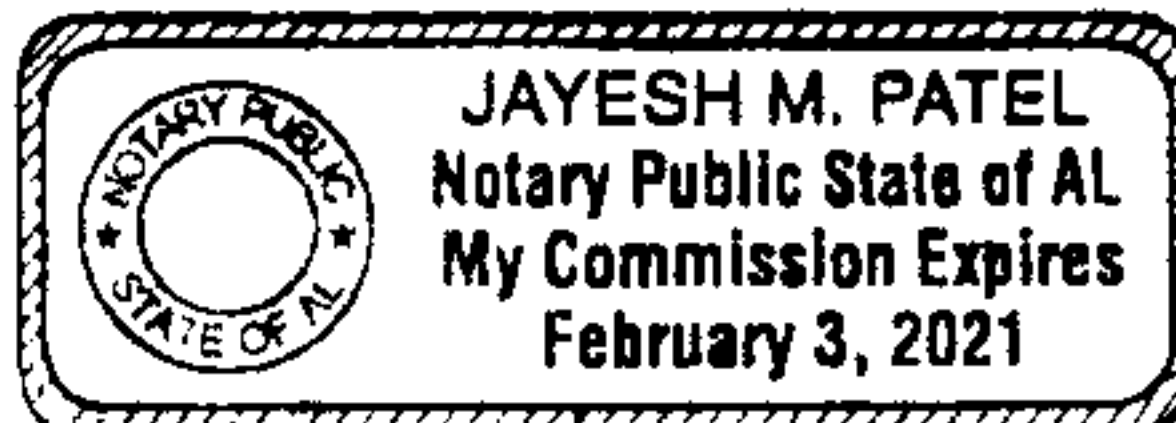
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Janice Zornes, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his 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 that bears the same date.

Given under my hand and official seal this 23 day of August, 2017.

Jayesh M. Patel
NOTARY PUBLIC

My Commission Expires: Feb 3, 2021

Grantee Name / Send tax notice to:
ATTN:
LOANCARE, LLC
3637 Sentara Way
Suite 303
Virginia Beach, VA 23452



Real Estate Sales Validation Form

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

Grantor's Name	Richard N Oldham Lynda N Oldham	Grantee's Name	Mid America Mortgage, Inc, an Ohio Corporation
Mailing Address	3637 Sentara Way Suite 303 Virginia Beach, VA 23452	Mailing Address	3637 Sentara Way Suite 303 Virginia Beach, VA 23452
Property Address	21 Peekaboo Ln Columbiana, AL 35051	Date of Sale	August 21, 2017
		Total Purchase price	\$73,720.00
		or	
		Actual Value	
		or	
		Assessed 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<input type="checkbox"/> 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 8/23/2017

Print Janice Zornes

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20170830000316410 3/3 \$23.00
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File No.: 932617