

STATE OF ALABAMA)  
COUNTY OF SHELBY)

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08/31/2017 01:04:32 PM  
FCDEEDS 1/3

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on June 25, 2015, to-wit: Audrey G. Iles, an unmarried woman, executed a mortgage to Mortgage Electronic Registration Systems, Inc., solely as nominee for Quicken Loans, Inc., its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on July 6, 2015, in Instrument No. 20150706000224500, Probate Records of Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which said mortgage was subsequently assigned to Quicken Loans Inc., by assignment recorded April 3, 2017, in Instrument No. 20170403000110580, Probate Records of Shelby County, Alabama; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee or its assigns shall have the authority to sell said property before the Courthouse door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and thereafter notice was published in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on June 14, 2017, June 21, 2017, and June 28, 2017, that the hereinafter described property would be sold at the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on August 22, 2017, and

WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale Alliance Wealth Builders, Inc., became the purchaser of the hereinafter described property at and for the sum of \$110,000.00, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, Auction.com, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by Quicken Loans Inc.;


NOW THEREFORE, IN consideration of the premises Audrey G. Iles, an unmarried woman, and Quicken Loans Inc., both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said Alliance Wealth Builders, Inc., the following described real property situated in Shelby County, Alabama, at 260 High Ridge Dr, Pelham, AL 35124, but in the event of a discrepancy, the legal description shall control to-wit:

LOT 200, ACCORDING TO THE FINAL PLAT OF HIGH RIDGE VILLAGE PHASE 7, AS RECORDED IN MAP BOOK 31, PAGE 39, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD unto Alliance Wealth Builders, Inc., its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said Alliance Wealth Builders, Inc., under and by virtue of the power and authority contained in the aforesaid mortgage. 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, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

Audrey G. Iles, an unmarried woman and Quicken Loans Inc.

BY: Auction.com  
ITS: Auctioneer and Attorney-in-Fact

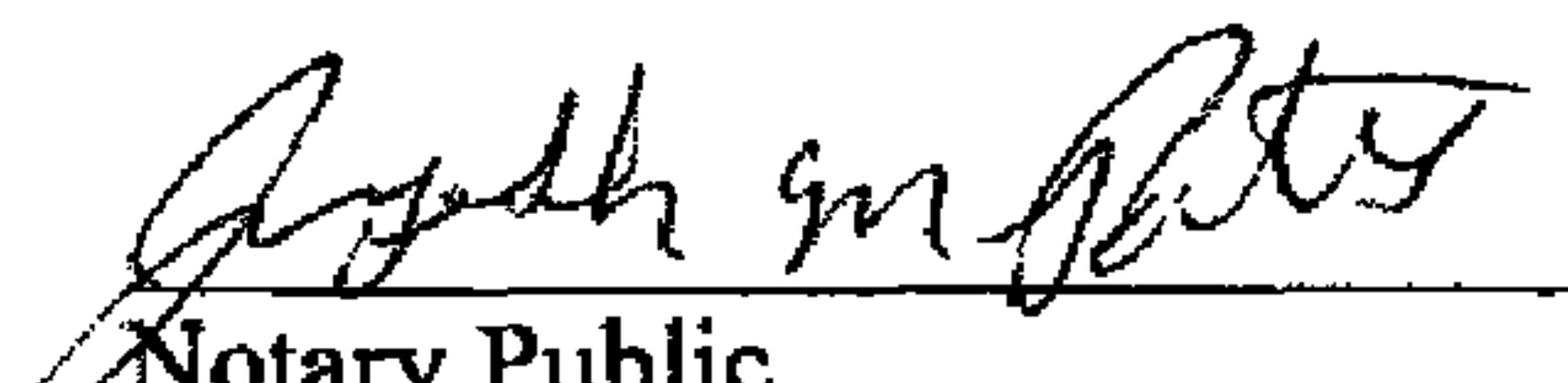
BY:   
Janice Zornes

STATE OF ALABAMA

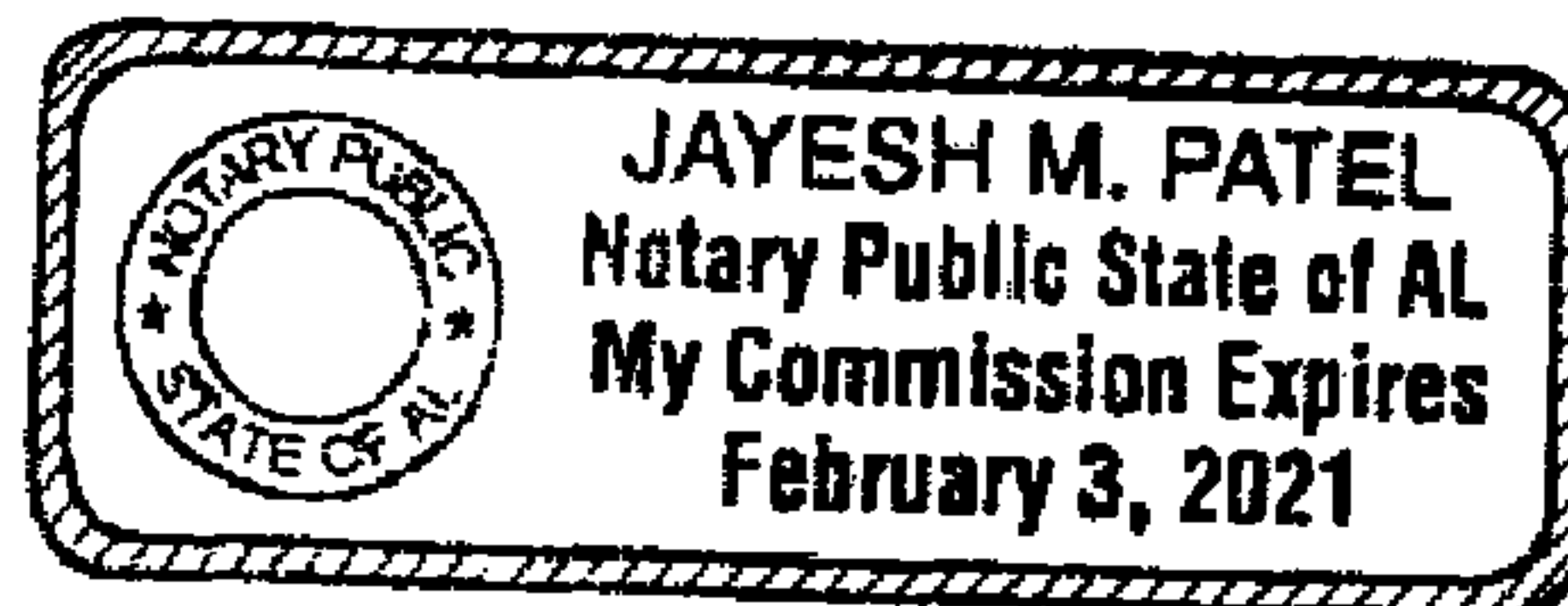
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Janice Zornes, whose name as auctioneer of Auction.com, acting in its capacity as auctioneer and attorney-in-fact for Audrey G. Iles, an unmarried woman and Quicken Loans Inc., 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/she, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 23 day of August, 2017.

  
Notary Public  
My Commission Expires: Feb 3, 2021

THIS INSTRUMENT PREPARED BY:  
ROBERT J. WERMUTH/cl  
Stephens Millirons, P.C.  
P.O. Box 307  
Huntsville, Alabama 35804



**Grantees Address:**  
2767 Paden Trail  
Birmingham, AL 35226

**Grantors Address:**  
260 High Ridge Dr  
Pelham, AL 35124

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

Grantee's Name Alliance Wealth Builders, Inc  
Mailing Address 732 Montgomery  
Hwy. PMB 2321  
Vestavia Hills, AL 35216

Property Address 260 High Ridge  
Drive, Pelham,  
AL 35124

Date of Sale 08/22/2017  
Total Purchase Price \$ 110,000.00  
or  
Actual Value \$

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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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Foreclosure Bid Price

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

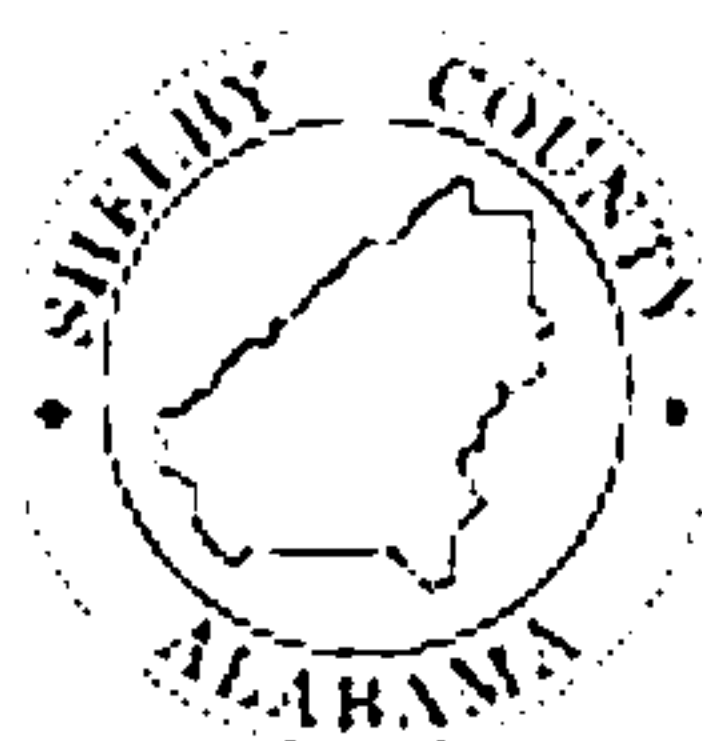
Unattested

(verified by)

Sign James Beam

(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  
08/31/2017 01:04:32 PM  
\$131.00 CHERRY  
20170831000318500

James Beam