

THIS INSTRUMENT WAS PREPARED BY:

Michael Lindsey, Esq.
244 Inverness Center Dr Ste 200
Birmingham, AL 35242

SEND TAX NOTICES TO:

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

GRANTOR

David M Stutts also known as Mickey Stutts
Pamela G. Stutts
1994 Salem Rd
Montevallo, AL 35115

GRANTEE

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

Property Address: 1994 Salem Rd, Montevallo, AL 35115
Purchase Price: \$111,540.00***Mortgagee credit***
Sale Date: October 2, 2017

20171004000361540

10/04/2017 10:12:44 AM

FCDEEDS 1/3

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on August 14, 2007, David M Stutts also known as Mickey Stutts and Pamela G. Stutts, husband and wife, as joint tenants with right of survivorship, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Countrywide Home Loans, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No, 20070828000404400; and subsequently assigned to BANK OF AMERICA NA, and said assignment being recorded in Instrument No, 20130826000348820; and subsequently transferred and assigned to Specialized Loan Servicing LLC, and said assignment being recorded in Instrument No, 20170224000065340; 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, 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 September 6, 2017, September 13, 2017, September 20, 2017; and

WHEREAS, on October 2, 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 bid for the property described in the aforementioned mortgage was the bid of Specialized Loan Servicing LLC, in the amount of \$111,540.00, which Specialized Loan Servicing LLC offered to credit on the indebtedness secured by said mortgage, and Specialized Loan Servicing LLC, by and through Michael Lindsey, as its, does hereby GRANT, BARGAIN, SELL AND CONVEY unto Specialized Loan Servicing LLC, the following described property situated in Shelby County, Alabama, to-wit:

All that certain parcel of land situated in the W1/2 of the W1/2 of the NE1/4 and the E1/2 of the E1/2 of the NW1/4 of Section 9, Township 22 South, Range 3 West, County of Shelby, State of

Alabama, bounded and described as follows:

Starting at the SW corner of the NE1/4 of said section, run North 0 deg. 15' West for 795.99 feet, along the West boundary of the NE1/4 of the said section to an iron pipe; thence run north 87 deg. 26' West for 132.65 feet to an iron pipe on the East right-of-way of Shelby County Highway No. 15; thence run North 6 deg. 14' East for 468.79 feet along the East right-of-way of Highway No. 15 to an iron pipe, the point of beginning; thence run South 58 deg. 56' East for 868.54 feet to an iron pipe on the East boundary of the W1/2 of the W1/2 of the NE1/4 of said section; thence run South 0 deg. 07' West for 286.84 feet along the said East boundary to an iron pipe; thence run North 58 deg. 56' West for 902.22 feet to an iron pipe on the East right of way of Highway No. 15; thence run North 6 deg. 14' for 271.06 feet back to the point of beginning; being situated in Shelby County, Alabama.

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 Michael Lindsey, as attorney for said Transferee, and said Michael Lindsey, as attorney for said Transferee, has hereto set his hand and seal on this the 4th day of October, 2017.

Specialized Loan Servicing LLC

By: 

Michael Lindsey, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF SHELBY)

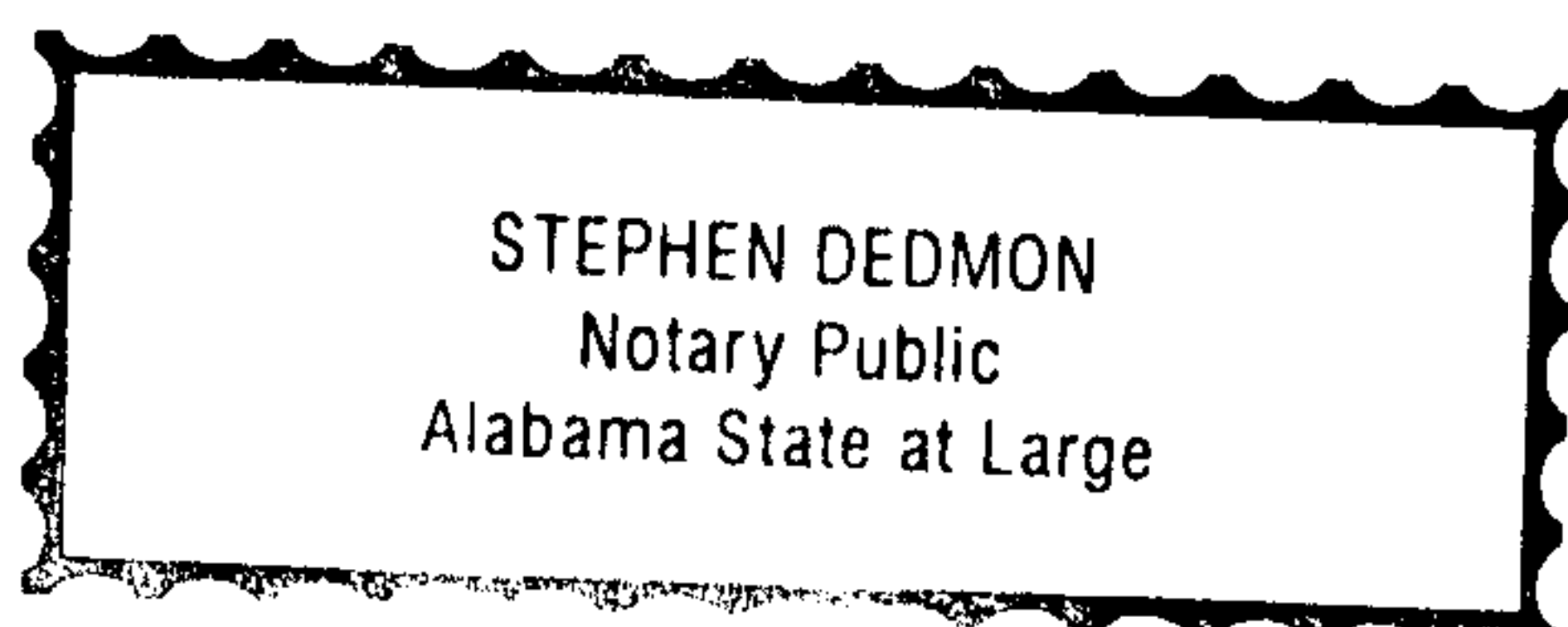


Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/04/2017 10:12:44 AM
\$28.00 CHERRY
20171004000361540



I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Michael Lindsey, 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 4th day of October, 2017.




Notary Public

My Commission Expires: 5/11/19