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02/26/2018 04:02:14 PM
FCDEEDS 1/4

Send Tax Notice to:
Avalanche Investments, Inc.
236 Riverfront Street
Shelby, AL 35143

Source of Title:
Inst#200802130000059680

MORTGAGE FORECLOSURE DEED

State of Alabama
Shelby County

KNOW ALL PERSONS BY THESE PRESENTS: That MICHELE TORRANCE, a single individual, did, on to-wit, February 12, 2008, execute a mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp., its successors and assigns, in the original principal amount of \$147,366.00, which mortgage was recorded on February 13, 2008, in Inst#200802130000059690; and last assigned to CARRINGTON MORTGAGE SERVICES, LLC, by virtue of that Assignment of Mortgage, recorded in the Office of the Judge of Probate of Shelby County, Alabama, on November 17, 2017, in Inst#20141117000360610.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said CARRINGTON MORTGAGE SERVICES, LLC 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, in accordance with the terms thereof, by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, on 11/29/17, 12/6/17, 12/13/17; and

WHEREAS, on January 16, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and CARRINGTON MORTGAGE SERVICES, LLC, did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, 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 Avalanche Investments, Inc. in the amount of \$102,601.00, which sum Avalanche Investments, Inc. cash in hand paid, and said property was thereupon sold to Avalanche Investments, Inc.; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and

purchase said property and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and payment of \$102,601.00, on the indebtedness secured by said mortgage, MICHELE TORRANCE, a single individual, acting by and through the said CARRINGTON MORTGAGE SERVICES, LLC by Aaron Warner, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and the said CARRINGTON MORTGAGE SERVICES, LLC, by Aaron Warner, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and Aaron Warner, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Avalanche Investments, Inc. the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 74, according to the Survey of Emerald Ridge, Sector II, a Single Family Residential Subdivision, as recorded in Map Book 38, Page 112, in the Probate Office of Shelby County, Alabama.

The proceeds of this loan have been applied on the purchase price of the herein described property.

Property Known As: 1089 Emerald Ridge Drive, Calera, AL 35040

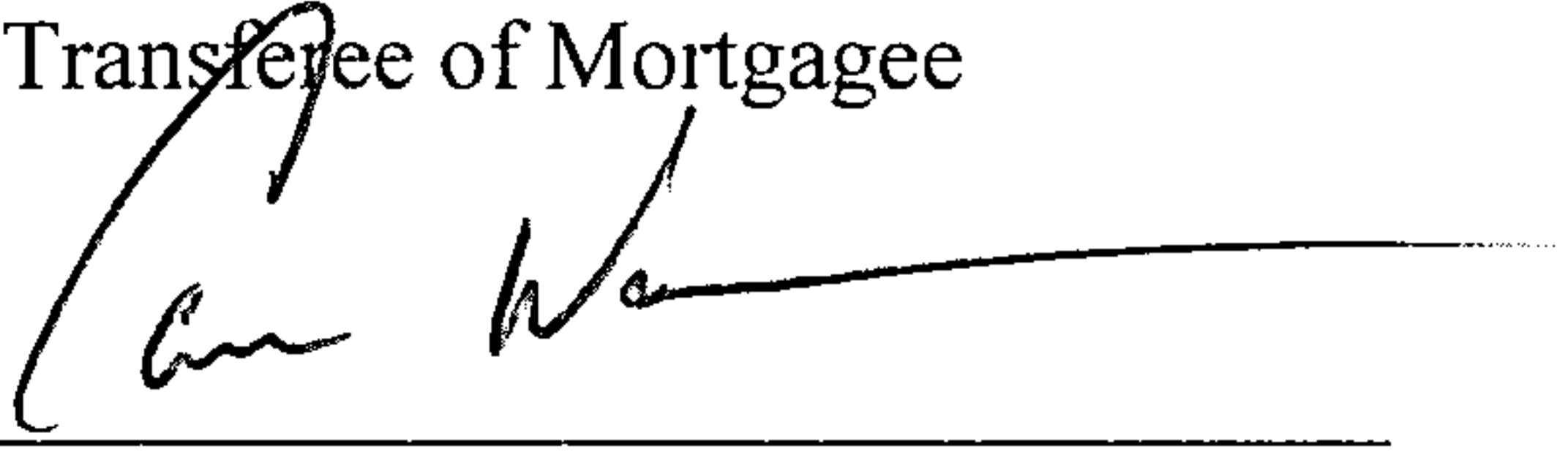
TO HAVE AND TO HOLD the above described property unto Avalanche Investments, Inc. forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said CARRINGTON MORTGAGE SERVICES, LLC, has caused this instrument to be executed by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said undersigned has executed this instrument in his/her capacity as such auctioneer on this the 7 day of February, 2018.

MICHELE TORRANCE, a single individual
Mortgagors

By: CARRINGTON MORTGAGE SERVICES, LLC
Mortgagee or Transferee of Mortgagee

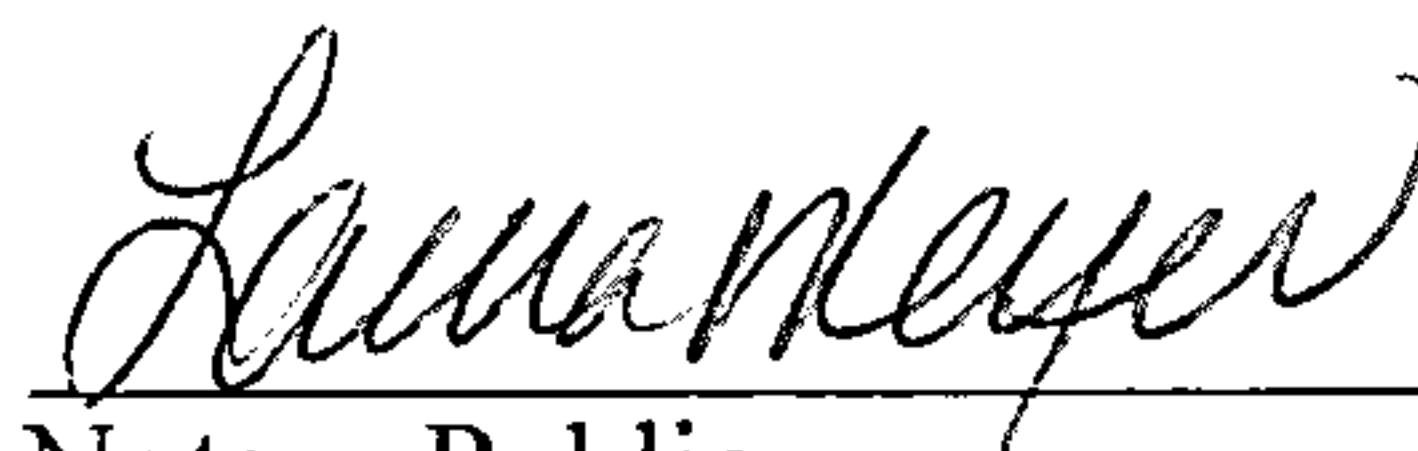
By:


As Auctioneer and the person conducting
said sale for the Mortgagee or Transferee
of Mortgagee – Aaron Warner

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Aaron Warner, whose name as Auctioneer and the person conducting said sale for the 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, in the 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 the same bears date.

Given under my hand and official seal this the 7th day of February, 2018.

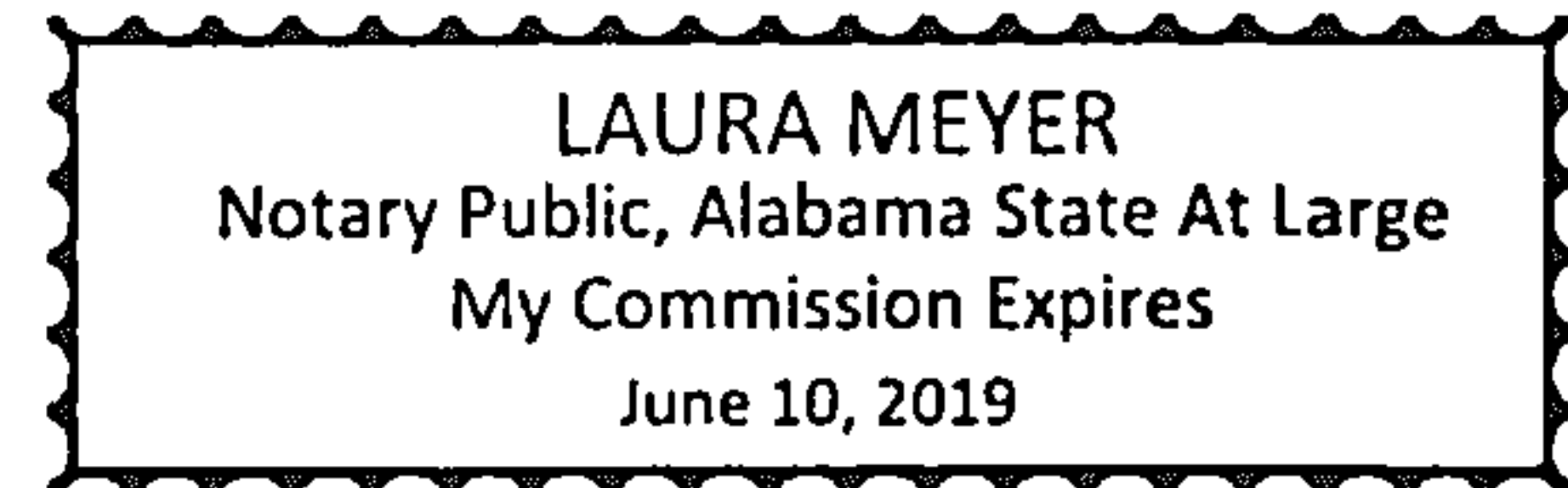


Notary Public

My Commission Expires: 6-10-19

THIS INSTRUMENT WAS PREPARED BY:

Name: ROBERT J. SOLOMON
Address: SOLOMON | BAGGETT, LLC
3763 Rogers Bridge Road
Duluth, Georgia 30097



Real Estate Sales Validation Form

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

Grantor's Name	MERS, Inc. for Taylor, Bean & Whitaker Mortgage Corp	Grantee's Name	Avalanche Investments, Inc.
Mailing Address	c/o Soloman Baggett, LLC	Mailing Address	236 River Front Street
	3763 Rogers Bridge Road		Shelby, AL 35143
	Duluth, GA 30097		
Property Address	1089 Emerald Ridge Dr	Date of Sale	2/7/18
	Calera, AL 35040	Total Purchase Price	\$ 102,601.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	<input type="checkbox"/> Foreclosure Deed

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 2/23/18

Print Karen Wallace

Unattested

Sign Karen Wallace
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/26/2018 04:02:14 PM
\$127.00 CHERRY
20180226000060810

[Signature]

Form RT-1