20180328000102060 03/28/2018 09:56:57 AM FCDEEDS 1/3

#### PREPARED BY:

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Two North Twentieth
2-20th Street North, Suite 1000
Birmingham, AL 35203

STATE OF ALABAMA COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 2015062300210940

### MORTGAGE FORECLOSURE DEED

#### KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, June 19, 2015, William Adams, Jr, Husband and Lakekeshia Shine Adams, Wife, Mortgagor, did execute a certain mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for HomeBridge Financial Services, Inc. dba Real Estate Mortgage Network its successors and assigns, which said mortgage is recorded in Instrument No. 2015062300210940, 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 HomeBridge Financial Services, Inc., as transferee, said transfer is recorded in Instrument 20170915000337560, aforesaid records, and HomeBridge Financial Services, Inc., 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 HomeBridge Financial Services, Inc. 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 01/24/2018,01/31/2018,02/07/2018; and

WHEREAS, on March 5, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice at 1:51 o'clock am pm, between the legal hours of sale, said foreclosure was duly and properly conducted and HomeBridge Financial Services, Inc. did offer for sale and self at public outery, in front of the main entrance of the courthouse door of the Shelby County. Alabama Courthouse, in the City of Helena, 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 HomeBridge Financial Services, Inc. in the amount of TWO HUNDRED SEVENTY-THREE THOUSAND SIX HUNDRED DOLLARS AND NO CENTS (\$273,600.00) which sum the said HomeBridge Financial Services, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said HomeBridge Financial Services, Inc.; 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 TWO HUNDRED SEVENTY-THREE THOUSAND SIX HUNDRED DOLLARS AND NO CENTS (\$273,600.00), cash, on the indebtedness secured by said mortgage, the said William Adams, Jr, Husband and Lakekeshia Shine Adams, Wife, acting by and through the said HomeBridge Financial Services, Inc. as transferee, by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto HomeBridge Financial Services, Inc., and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 304, according to the Survey of the Final Plat, the Woodlands, Sector 3, as recorded in Map Book 33, Page 141, in the Office of the Judge of Probate of Shelby County, Alabama

TO HAVE AND TO HOLD the above described property unto HomeBridge Financial Services, Inc., 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.

File No.: 994117

## 20180328000102060 03/28/2018 09:56:57 AM FCDEEDS 2/3

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Thi.	s Docun	ent must be f	iled in accordance	with Code of Alab	nama 1975, Section 40-22-1
Grantor's	s Name	William Adams	s, Jr and Lakekeshia	Grantee's Name	HomeBridge Financial Services, Inc.
Mailing Address		1739 Oak Park Helena, AL 3		Mailing Address	112 TownPark Drive Suite 300 Kennesaw, GA 30144
Property	Address	1739	Oak Park Lane na, AL 35080	Date of Sale	March 5, 2018
		Telel	ia, rili 33000	Total Purchase pric	
	Filed and Record Official Public F		ι Δ	or Actual Value	
	County Clerk Shelby County, 2 03/28/2018 09:56 S22.00 CHERRY 20180328000102	AL 5:57 AM	""	or Assessed Market V	/alue
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	Bill of	Sale	<u></u>		Appraisal
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If the conform is no	•	locument presen	ited for recordation co	intains all of the requir	red information referenced above, the filing of the
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