

**STATE OF ALABAMA
COUNTY OF SHELBY**


20180612000207420 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
06/12/2018 12:16:25 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on to-wit: the 26th day of April, 2016, Melody McIntosh, a married woman, did execute a certain mortgage on property herein described to Mortgage Electronic Registration Systems, Inc. as nominee for InterLinc Mortgage Services, LLC, which mortgage is recorded at Instrument Number 20160427000139300 in the Probate Records of Shelby County, Alabama, and which mortgage was subsequently assigned to InterLinc Mortgage Services, LLC by assignment dated January 9, 2018, and which assignment is recorded at Instrument Number 20180124000022910 in the Probate Records of Shelby County, Alabama.

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 Courthouse door of the City of Columbiana, County of Shelby, State of Alabama, after giving notice of same of the time place and terms of said sale in some newspaper published in said County 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 under the power and authority contained in said mortgage, 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 the Mortgagee might bid at the sale and purchase the said property if the highest bidder therefore; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said InterLinc Mortgage Services, LLC did declare all of the indebtedness secured by said mortgage due and payable, and said mortgage subject to the foreclosure as therein provided, and did give due and proper notice of the foreclosure of said mortgage by publication in The Shelby County Reporter, a newspaper of local circulation published in Shelby County, Alabama, in its issues of May 9, 16 and 23, 2018; and,

WHEREAS, on the 1st day of June, 2018, the day on which the foreclosure sale was to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and InterLinc Mortgage Services, LLC did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described:

WHEREAS, Robert Wolfe was the Auctioneer who conducted the said foreclosure sale and was the person conducting the sale for InterLinc Mortgage Services, LLC and InterLinc Mortgage Services, LLC was the best and highest bidder having bid in the amount of Sixty-Six Thousand Seven Hundred Forty Dollars and 00/100 (\$66,740.00) and said property was thereunto sold to InterLinc Mortgage Services, LLC.

NOW, THEREFORE, in consideration of the premises and a bid in the amount of Sixty-Six Thousand Seven Hundred Forty Dollars and 00/100 (\$66,740.00) on the outstanding indebtedness secured by said mortgage, the said Melody McIntosh and the said InterLinc Mortgage Services, LLC, 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 InterLinc Mortgage Services, LLC all its right, title, and interest in the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land in the SE ¼ of the NE ¼ of Section 1, Township 21 South, Range 1 East, being more particularly described as follows: Commence at the Northeast corner of Section 1, Township 21 South, Range 1 East and run thence South 00 degrees 18 minutes 29 seconds East along the East line of said section a distance of 1771.31 feet to a point; thence South 89 degrees 31 minutes 41 seconds West a distance of 600.22 feet to an iron found at the point of beginning; thence North 04 degrees 20 minutes 53 seconds West a distance of 135.92 feet to an iron found; thence South 84 degrees 26 minutes 32 seconds West a distance of 135.96 feet to an iron found; thence South 05 degrees 25 minutes 38 seconds East a distance of 133.32 feet to an iron found; thence North 85 degrees 32 minutes 52

Melody McIntosh – InterLinc Mortgage Services, LLC
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Wolfe, Jones, Wolfe, Hancock, Daniel, & South, LLC

seconds East a distance of 133.42 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to all matters of record.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate in the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto InterLinc Mortgage Services, LLC, its successors and assigns, forever, subject however to the Statutory Rights of Redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama, and further subject to Federal Tax Liens, Special Assessments, if any, any and all matters of record and the mortgage hereinabove mentioned.

IN WITNESS WHEREOF, InterLinc Mortgage Services, LLC has caused this instrument to be executed by and through Robert Wolfe, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of the Mortgagee and in witness whereof has hereunto set his hand and seal on this the 1st day of June, 2018.

Melody McIntosh, Mortgagor

BY: InterLinc Mortgage Services, LLC

BY: _____

Robert Wolfe, as Auctioneer and the person
conducting said sale for Mortgagee
or Transferee of the Mortgagee

InterLinc Mortgage Services, LLC

Mortgagee or Transferee of Mortgagee

BY: _____

Robert Wolfe, as Auctioneer and the person
conducting said sale for Mortgagee
or Transferee of the Mortgagee

{NOTARY FOLLOWS ON NEXT PAGE}


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STATE OF
COUNTY OF

Alabama
Jefferson

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Robert Wolfe, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of the Mortgagee, 1st Franklin Financial Corporation, and whose name is signed to the foregoing conveyance in this capacity and who is known to me and acknowledged before me on this date, that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date, as the action on himself as Auctioneer and the person conducting the same for 1st Franklin Financial Corporation with full authority and as the actions 1st Franklin Financial Corporation, as Mortgagee, in the mortgage referred to in the foregoing deed.

Given under my hand and official seal, this the 1st day of June, 2018.

James H. Anderson
Notary Public
My Commission Expires: Feb 7, 2019

Grantor's Address:

Ms. Teresa Brantley
1292 Highway 304
Calera, Alabama 35040

Grantee's Address:

1st Franklin Financial Corporation
2631 Pelham Parkway
Pelham, Alabama 35124

Property Address:

1292 Highway 304
Calera, Alabama 35040

This Instrument Prepared By:

Gary P. Wolfe
Wolfe, Jones, Wolfe, Hancock,
Daniel, & South, LLC
905 Bob Wallace Avenue
Huntsville, Alabama 35801


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