

PREPARED BY:
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2-20th Street North, Suite 1000
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STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20091006000378550

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, September 30, 2009, **Randall A. McKinney, A Single Person, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc., as nominee for SunTrust Mortgage, Inc., its successors and assigns**, which said mortgage is recorded in Instrument No. 20091006000378550 as modified by that certain Modification Agreement in Instrument No. 20150520000166840, 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 **SunTrust Mortgage, Inc.**, as transferee, said transfer is recorded in Instrument 20121115000438840, aforesaid records, and SunTrust Mortgage, 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 SunTrust Mortgage, 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 04/11/2018, 04/18/2018, 04/25/2018; and

WHEREAS, on June 4, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice at 11:16 o'clock (am/pm), between the legal hours of sale, said foreclosure was duly and properly conducted and SunTrust Mortgage, Inc. did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of 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 **RANDALL S. CLEMENTS OR SUSAN E. CLEMENTS** in the amount of **ONE HUNDRED TWENTY-EIGHT THOUSAND SIX HUNDRED DOLLARS AND NO CENTS (\$128,600.00)** which sum the said SunTrust Mortgage, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said **RANDALL S. CLEMENTS and SUSAN E. CLEMENTS**; 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 **ONE HUNDRED TWENTY-EIGHT THOUSAND SIX HUNDRED DOLLARS AND NO CENTS (\$128,600.00)**, cash, on the indebtedness secured by said mortgage, the said **Randall A. McKinney, A Single Person**, acting by and through the said **SunTrust Mortgage, Inc.** as transferee, by John Robison, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto **RANDALL S. CLEMENTS and SUSAN E. CLEMENTS**, and their successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 7-48. according to the Plat of Chelsea Park, 7th Sector, First Addition, as recorded in Map Book 37, Page 120, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and file for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20061229000634370, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

TO HAVE AND TO HOLD the above described property unto RANDALL S. CLEMENTS and SUSAN E. CLEMENTS, their 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.

IN WITNESS WHEREOF, Randall A. McKinney, A Single Person, Mortgagor(s) by the said SunTrust Mortgage, Inc. have caused this instrument to be executed by John Robison, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said John Robison, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 12 day of June, 2018.

Randall A. McKinney, Mortgagor(s)

SunTrust Mortgage, Inc., Mortgagee or Transferee of Mortgagee

By:
(sign)

(print)

John Robison

Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF ~~SHELBY~~ Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John Robison, whose name as Auctioneer and the person conducting said sale for 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, he, in his 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 that bears the same date.

Given under my hand and official seal this 12 day of June, 2018.

NOTARY PUBLIC

My Commission Expires:

12/28/2020

Grantee Name / Send tax notice to:

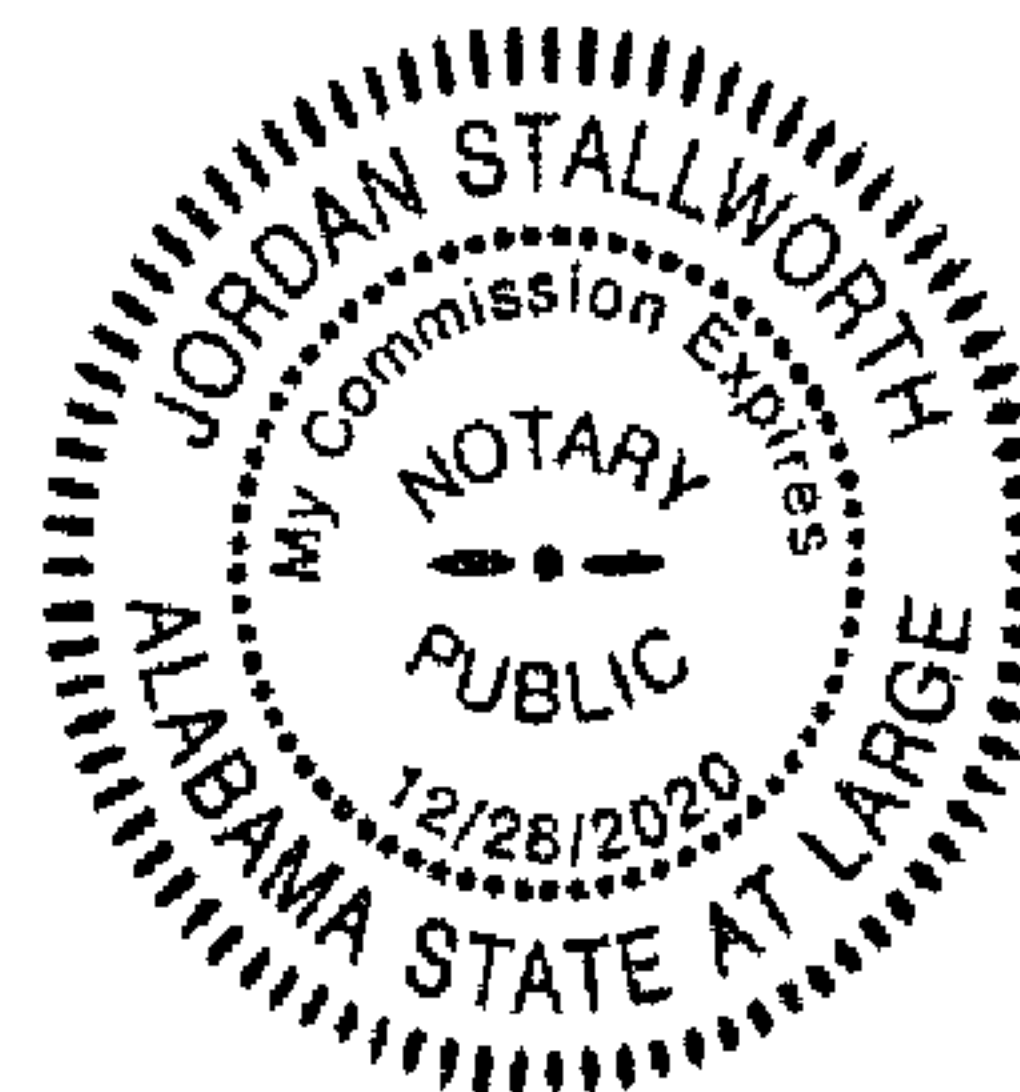
ATTN:

RANDALL S. CLEMENTS OR SUSAN E. CLEMENTS

6491 Hwy 51

Wilsonville, AL 35186

File No.: 945014



Real Estate Sales Validation Form
<i>This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1</i>

Grantor's Name	Randall A. McKinney	Grantee's Name	RANDALL S. CLEMENTS and SUSAN E. CLEMENTS
Mailing Address	2047 Springfield Drive Chelsea, AL 35043	Mailing Address	6491 Hwy 51 Wilsonville, AL 35186
Property Address	2047 Springfield Drive Chelsea, AL 35043	Date of Sale	June 4, 2018
		Total Purchase price	\$128,600.00
		or	
		Actual Value	
		or	
		Assessed 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	Appraisal
Sales Contract	x Other FC Sale
Closing Statement	

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	6-12-18	Print	John Robison
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

File No.: 945014



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/15/2018 10:28:26 AM
 \$152.00 JESSICA
 20180615000212220