

This Instrument Prepared By:  
Raymond P. Fitzpatrick, Jr.  
1200 Corporate Drive, Suite 105  
Birmingham, AL 35242

Send Tax Notice To:  
Benjamin Hall Thompson  
4948 Sussex Road  
Birmingham, AL 35242

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

**FORECLOSURE DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that heretofore the Declaration of Covenants, Conditions and Restrictions dated November 9, 1990 for Greystone Residential Association, Inc. was filed for record and recorded at Book 317, pages 260, et seq. in the Office of the Judge of Probate of Shelby County, Alabama (together with all amendments thereto hereinafter referred to as the "Declaration"). Said Declaration provided for the creation of Greystone Residential Association, Inc. (the "Association"), which is the owner's association for the Greystone subdivision ("Greystone"). The Association is authorized by the Declaration to manage the property and collect the assessments for the common expenses of the property.

WHEREAS, Terry L. Pitts acquired fee simple title to Lot 28 in Greystone Parc by deed dated May 27, 2011, recorded as Instrument 20110803000225470 in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, the Declaration provides the Association shall have a lien against the individual lots and dwellings within Greystone for payment of the assessments levied by the Association for the common expenses of Greystone Residential Association, Inc. The Association filed a Verified Statement of Lien upon the lot below described recorded at Instrument #20170728000268880. The Declaration further provides that the lien of the Association may be foreclosed as are mortgages containing a power of sale in the State of Alabama. Before commencing foreclosure proceedings, the Association provided reasonable notice to the owner/occupant of the below described real property; and

WHEREAS, default was made in the payment of the annual assessments for the common expenses secured by said lien, and the Association did declare the assessments secured by said lien due and payable and did give due and proper notice in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, once a week for four consecutive weeks prior to the sale that the Association would sell in payment of the unpaid assessments in satisfaction of the lien, the below described real property at public outcry for cash to the highest bidder; and

WHEREAS, on June 19, 2018, 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 the Association did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the real property hereinafter described; and

WHEREAS, Raymond P. Fitzpatrick, Jr. was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the Association; and

WHEREAS, the highest and best bid for the below described real property was bid of in the amount of \$5,000.00 by Benjamin Hall Thompson, which sum of money the Association credited to the unpaid annual assessments secured by said lien and the attorneys' fee and other costs associated with the foreclosure sale.

NOW, THEREFORE, the Association by and through Raymond P. Fitzpatrick, Jr., as Auctioneer conducting said sale for the Association does hereby grant, bargain, sell and convey unto Benjamin Hall Thompson the following described real property situated in Shelby County, Alabama to wit:

Lot 28, according to the Survey of the Parc at Greystone, as recorded in Map Book 32, Page 42, A, B and C, in the Probate Office of Shelby County, Alabama.

The property address is 1293 Greystone Parc Drive, Birmingham, Alabama 35242.

TO HAVE AND TO HOLD the above-described real property unto Benjamin Hall Thompson 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. The Association makes no warranties of any kind or nature whatsoever concerning the condition of title or the subject property.

IN WITNESS WHEREOF, Raymond P. Fitzpatrick, Jr., has caused this instrument to be executed by him as Auctioneer conducting said sale, for the Association, and has hereto set his hand and seal on this 19th day of June 2018.



Raymond P. Fitzpatrick, Jr., as  
Auctioneer and Attorney-in-Fact  
for Greystone Residential Association, Inc.,  
an Alabama non-profit corporation

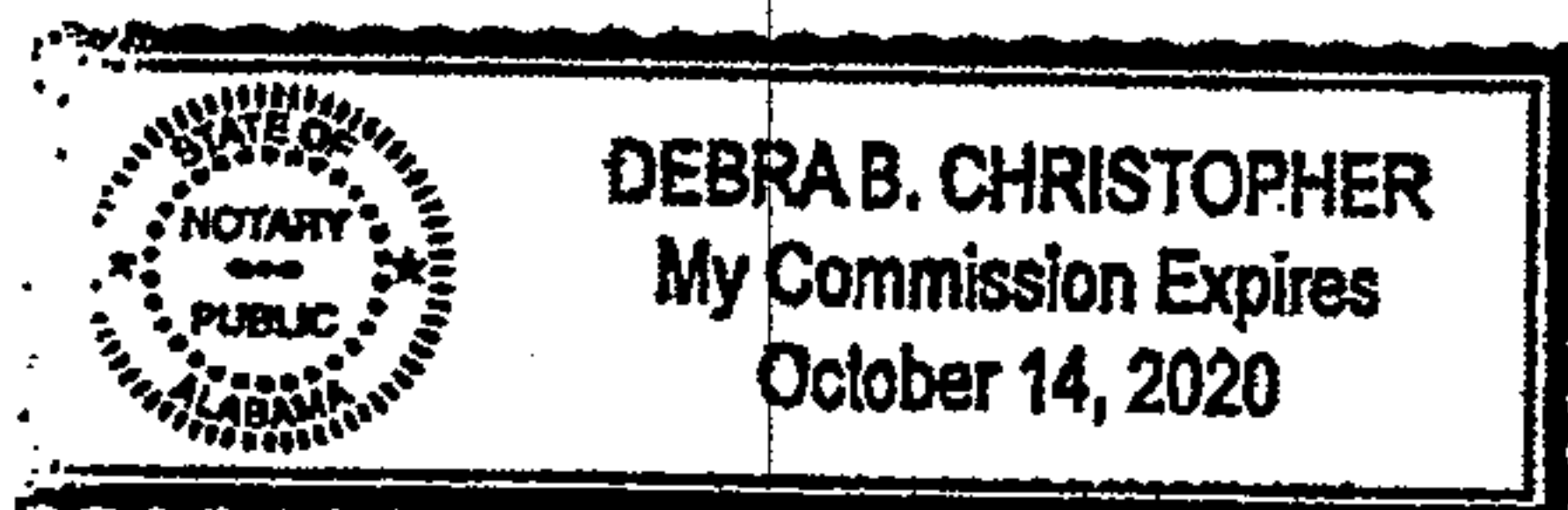
**ACKNOWLEDGEMENT**

**STATE OF ALABAMA     )  
COUNTY OF SHELBY    )**

I, the undersigned, Debra B. Christopher, a Notary Public for the State of Alabama, and said County, hereby certify that Raymond P. Fitzpatrick, Jr., whose name as Auctioneer and Attorney-in-Fact for Greystone Residential Association, Inc., an Alabama non-profit corporation, 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 said Auctioneer and Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 19<sup>th</sup> day of June 2018.

[SEAL]



Debra B. Christopher  
Notary Public  
My Commission expires: 10 / 14 / 2020

## Real Estate Sales Validation Form

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

Grantor's Name GREYSTONE RESIDENTIAL ASSOC, INC Grantee's Name BENJAMIN HILL THOMPSON  
 Mailing Address 4100 GREYSTOE DR Mailing Address 4948 SUSSEX RD  
BIRMINGHAM AL BIRMINGHAM AL  
35242 35242

Property Address 1293 GREYSTONE  
PARC DR.  
BIRMINGHAM AL  
35242

Date of Sale JUNE 19, 2018  
 Total Purchase Price \$ 5,000. -  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 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)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☒ Appraisal  
☒ Other FORECLOSURE OF HOMEOWNERS  
ASSOC. ASSESSMENTS + FEES. SEE DEED  
OF FORECLOSURE

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.

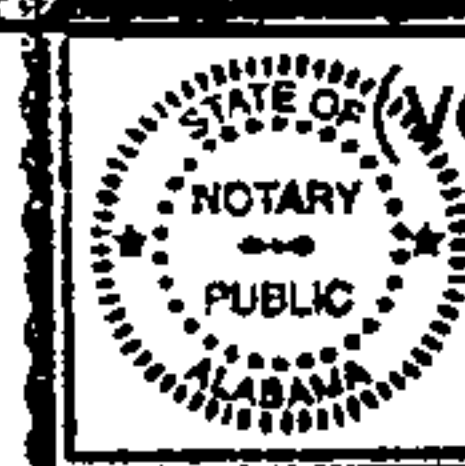
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 6-19-18

Print GREYSTONE RESIDENTIAL ASSOC. INC.  
BY RAYMOND P. FITZPATRICK, JR.

Unattested



Verified by CHRISTOPHER B. CHRISTOPHER  
 My Commission Expires  
 October 14, 2020



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 06/20/2018 09:53:41 AM  
 \$29.00 CHERRY  
 20180620000218950

Form RT-1