

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

FHA#011-6486790  
MAP#17-0153

This Deed made this 8th day of August, 2018, by and between Mark A. Pickens, Foreclosure Commissioner, ("Grantor") and the Secretary of Housing and Urban Development ("Grantee").

WHEREAS, on 11th day of September, 2009, a certain Mortgage was executed by William K. Gentry and wife, Beverly K. Gentry as mortgagor in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Financial Freedom Acquisition, LLC, a subsidiary of OneWest Bank FSB as mortgagee and was recorded on September 18, 2009, in Instrument Number 20090918000357920 in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, the Mortgage is now owned by the Secretary, pursuant to an assignment dated February 12, 2016 and recorded on February 22, 2016, in Instrument Number 20160222000052920 to CIT Bank, NA in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage transferred and assigned to Secretary of Housing and Urban Development pursuant to an assignment dated July 27, 2016, and recorded on August 5, 2016, recorded in Instrument Number 20160805000278170 et. seq., in the Office of the Judge of Probate of Shelby County, Alabama, and

WHEREAS, by virtue of default in the covenants and conditions of the Mortgage the Secretary designated Mark A. Pickens as foreclosure commissioner to conduct a non-judicial foreclosure of the Mortgage under the provisions of the Single Family Mortgage Foreclosure Act of 1994 ("Act"), 12 U.S.C. 3751 et seq., the designation being recorded in the Probate Records of Jefferson County, Alabama; and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt request, (1) on July 2, 2018, William K. Gentry and wife, Beverly K. Gentry, to 1944 Indian Lake Dr., Birmingham, Alabama 35244, the owner of the property secured by the mortgage as shown by the public record on November 11, 2017, and

WHEREAS, a copy of the Notice of Default and Foreclosure sale was published in the Shelby County Reporter on July 4, July 11, and July 18, 2018; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for the record on July 13, 2018, in Instrument No. 20180713000251090, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held at the Shelby County Courthouse on August 8, 2018, at 12:05 pm, in accordance with the terms of said Notice and the Act; at which the Secretary of Housing and

Urban Development submitted the highest bid in the amount of **Two Hundred Eighty-Four Thousand Three Hundred Eight and 64/100ths Dollars (\$284,308.64); and**

WHEREAS, the mortgagor is not entitled to the benefits of the Soldier's and Sailor's Civil Relief Act of 1940; and

WHEREAS, there is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or other subsequent to a foreclosure completed pursuant to the Act. (12 USCA 3763(e));

NOW THEREFORE, for one dollar and other valuable consideration, the undersigned hereby grants, bargains, sells and conveys to the **Secretary of Housing and Urban Development**; the following described property located in Shelby County, Alabama:  
Commonly Known as:

LOT 14, ACCORDING TO THE SURVEY OF THE INDIAN VALLEY LAKE ESTATES 1<sup>ST</sup> SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 130, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The grantor hereby conveys to the grantee all right, title and interest in the above property held by the grantor herein, the Secretary, William K. Gentry and wife, Beverly K. Gentry, the mortgagor or any other party claiming by, through, or under them on the date the Mortgage referred to above was recorded and any interest acquired by any of them until the date of the foreclosure sale. This deed is given without warranty or covenants to the grantee.

Foreclosure Commissioner



Mark A. Pickens  
P.O. Box 26101  
Birmingham, AL 35260  
(205)933-1169

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Mark A. Pickens, whose name as Foreclosure Commissioner, 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 Foreclosure Commissioner and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my name and official seal this the 14<sup>th</sup> day of August, 2018.

  
NOTARY PUBLIC Dustin Hawkins  
COMMISSION EXPIRES: 3/3/2021



GRANTEE'S ADDRESS:

Secretary of Housing and Urban Development  
%Novad Management Consulting  
2401 N.W. 23rd Street, Suite 1A1  
Oklahoma City, OK 73107

Instrument prepared by:

Mark A. Pickens, Esq.  
MARK A. PICKENS, P.C.  
Post Office Box 26101  
Birmingham, Alabama 35260





# Real Estate Sales Validation Form

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

Grantor's Name William K. Gentry and Beverly K. Gentry  
Mailing Address 1944 Indian Lake Dr  
Birmingham, AL 35244

Grantee's Name Secretary of Housing & Urban Development  
Mailing Address %Novad Management Consulting  
2401 N.W. 23rd St, Ste 1A1  
Oklahoma City, OK 73107

Property Address 1944 Indian Lake Dr  
Birmingham, AL 35244

Date of Sale 08/08/2018  
Total Purchase Price \$ 284,308.64  
or  
Actual Value \$

**20180815000292330 08/15/2018 03:06:30 PM FCDEEDS 5/5** 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

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 8/15/18

Print Mark A. Pickens

Unattested

Sign

(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  
08/15/2018 03:06:30 PM  
\$28.00 CHERRY  
20180815000292330

*[Signature]*

Form RT-1