

SEND TAX NOTICE TO:
Morgan Ramey
2137 Cameron Circle
Birmingham, AL 35242

20180822000300500
08/22/2018 09:37:23 AM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 28th day of August, 1996, Timothy Paul Jones and wife, Shelley R. Jones, executed that certain mortgage on real property hereinafter described to The Hutson Company, Inc. , which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 1996-29328; along with that certain Agreement in Instrument Number 2002-09287, said mortgage having subsequently been transferred and assigned to The Secretary of Veterans Affairs F/K/A Administrator of Veterans Affairs, an officer of the United States of America, by instrument recorded in Instrument number 2002-09288, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) 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 same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Secretary of Veterans Affairs of Washington D.C., his successors and/or assigns did declare all of the indebtedness secured by said mortgage, subject to 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 general



circulation published in Shelby County, Alabama, in its issues of May 30, 2018, June 6, 2018, and June 13, 2018;
and

WHEREAS, on August 7, 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 conducted, and Secretary of Veterans Affairs of Washington D.C., his successors and/or assigns did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Morgan Ramey was the highest bidder and best bidder in the amount of One Hundred Seventy-Three Thousand And 00/100 Dollars (\$173,000.00) on the indebtedness secured by said mortgage, the said Secretary of Veterans Affairs of Washington D.C., his successors and/or assigns, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby remise, release, quit claim and convey unto Morgan Ramey all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 17, in Block 1, according to the Survey of Sunny Meadows, Phase Two, as recorded in Map Book 8, Page 19 A and B, in the Probate Office of Shelby County, Alabama.

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 of 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 Morgan Ramey, 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 in the State of Alabama; and also subject to all recorded mortgages, encumbrances,



recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Secretary of Veterans Affairs of Washington D.C., his successors and/or assigns, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 14 day of August, 2018.

Secretary of Veterans Affairs of Washington D.C.,
his successors and/or assigns

By: Red Mountain Title, LLC
Its: Auctioneer

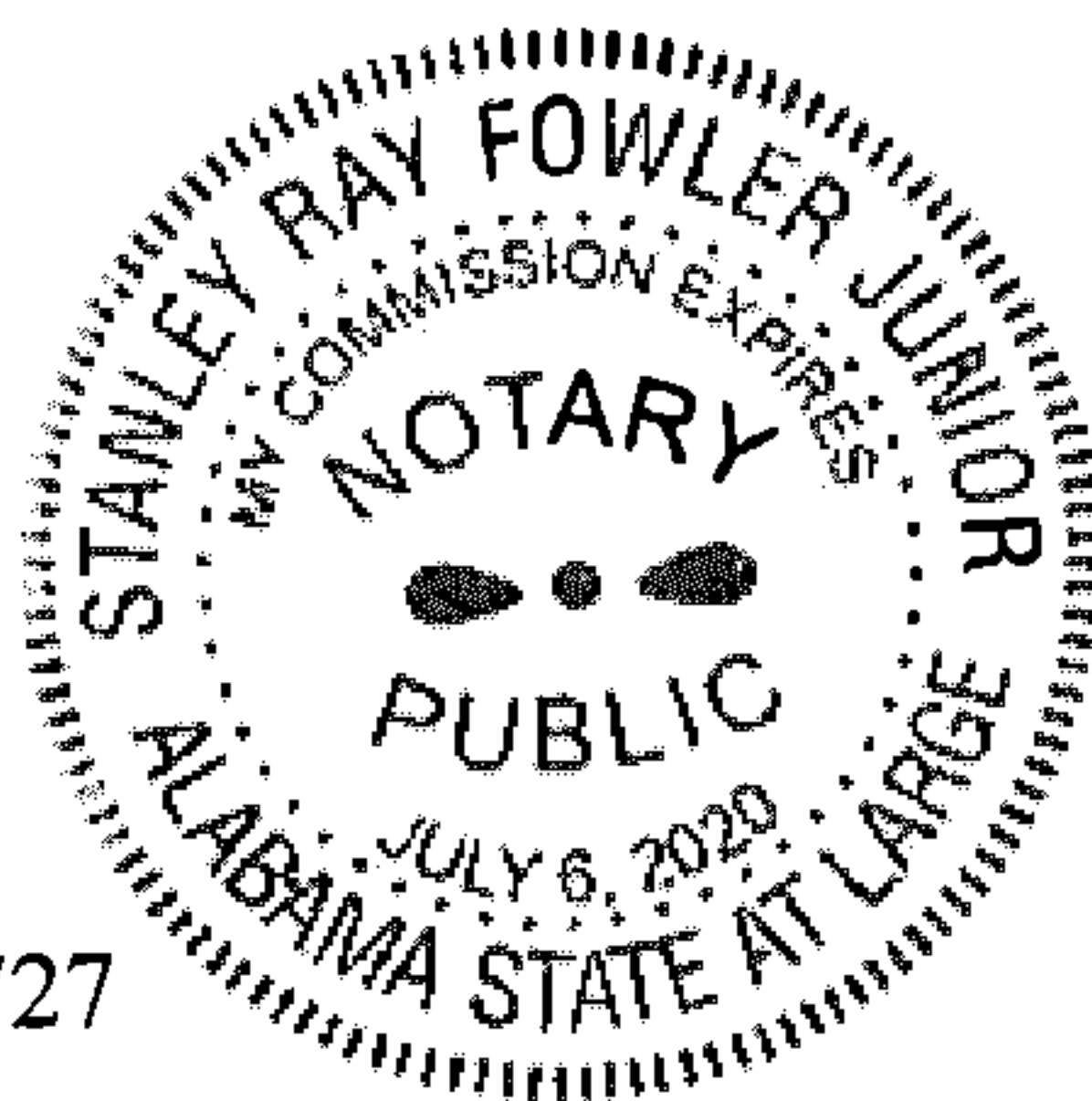
By: 

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Williams, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Secretary of Veterans Affairs of Washington D.C., his successors and/or assigns, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of said conveyance, she, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 14 day of August, 2018.



Notary Public

My Commission Expires: _____

This instrument prepared by:
Elizabeth Loefgren
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



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

Grantor's Name Secretary of Veterans Affairs of
Washington D.C., his successors
and/or assigns
c/o BSI Financial Services

Grantee's Name _____

Mailing Address 314 S. Franklin Street
Titusville, PA 16354

Mailing Address _____

Property Address 5273 Meadow Garden Lane
Birmingham, AL 35242

Date of Sale 08/07/2018

Total Purchase Price \$173,000.00
 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 ☐ Appraisal
☐ Sales Contract ☒ Other Foreclosure Bid Price
☐ 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.

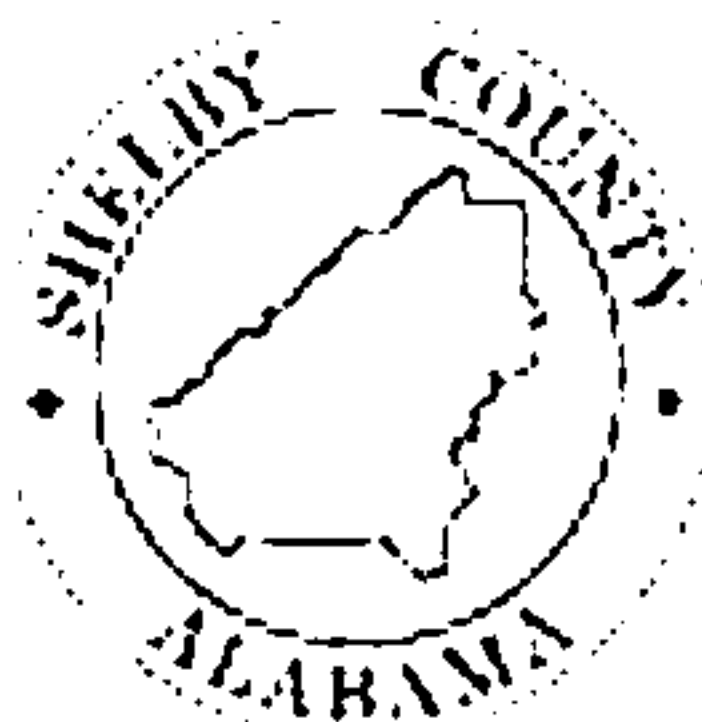
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print _____

☐ Unattested _____
 (verified by)

Sign _____
 (Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 08/22/2018 09:37:23 AM
 \$197.00 CHERRY
 20180822000300500