

PREPARED BY:

Matthew W. Penhale, Esq.
McCalla Raymer Leibert Pierce, LLC
Two North Twentieth
2-20th Street North, Suite 1000
Birmingham, AL 35203

STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20161014000377190

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, September 30, 2016, **Ronnie Martin, Husband and Randilynn L. Martin, Wife, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc.**, as nominee for **United Wholesale Mortgage**, its successors and assigns, which said mortgage is recorded in Instrument No. 20161014000377190, 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 **Matrix Financial Services Corporation**, as transferee, said transfer is recorded in Instrument 20180621000221600, aforesaid records, and Matrix Financial Services Corporation, 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 Matrix Financial Services Corporation 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 08/15/2018,08/22/2018,08/29/2018; and

WHEREAS, on September 10, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice at 11:27 o'clock ~~am~~pm, between the legal hours of sale, said foreclosure was duly and properly conducted and Matrix Financial Services Corporation 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 Matrix Financial Services Corporation in the amount of **ONE HUNDRED TWENTY-EIGHT THOUSAND SIX HUNDRED DOLLARS AND NO CENTS (\$128,600.00)** which sum the said Matrix Financial Services Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Matrix Financial Services Corporation; 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 Ronnie Martin, Husband and Randilynn L. Martin, Wife, acting by and through the said Matrix Financial Services Corporation as transferee, by Lansing Skidmore, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Matrix Financial Services Corporation, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 27, according to the Survey of Marengo, Sector One, as recorded in Map Book 22, Page 123, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Matrix Financial Services Corporation, its 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, Ronnie Martin, Husband and Randilynn L. Martin, Wife, Mortgagor(s) by the said Matrix Financial Services Corporation have caused this instrument to be executed by Lansing Skidmore, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Lansing Skidmore, 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 September, 2018.

Ronnie Martin and Randilynn L. Martin, Mortgagor(s)

Matrix Financial Services Corporation, Mortgagee or Transferee of Mortgagee

By:

(sign)

(print) Lansing Skidmore

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

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Lansing Skidmore, 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.

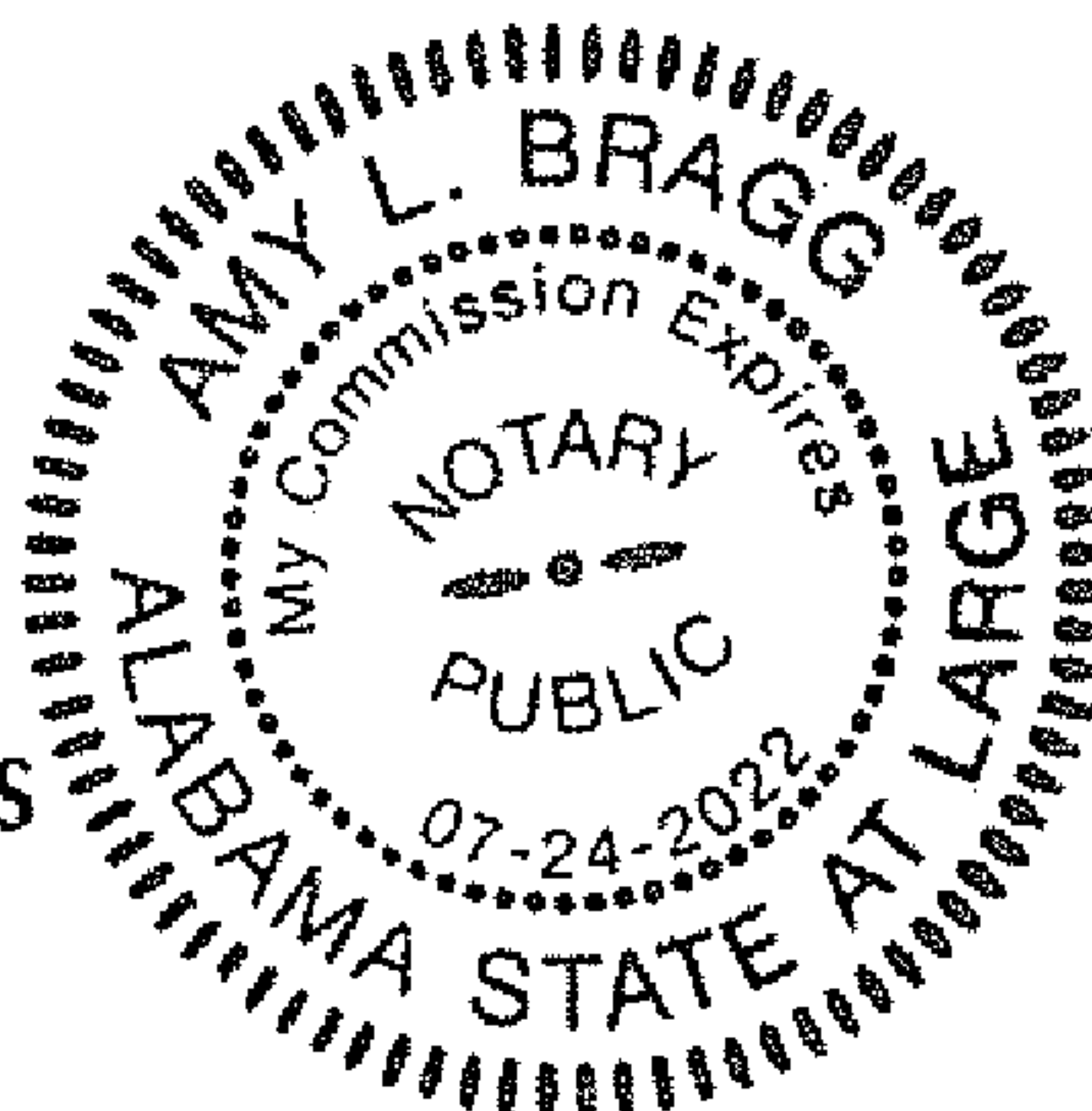
Given under my hand and official seal this 12th day of September, 2018.

Amy L. Bragg
NOTARY PUBLIC

My Commission Expires: 7-24-22

Grantee Name / Send tax notice to:
ATTN:
CENLAR, FSB
Attn: FC Department
425 Phillips Boulevard
Ewing, NJ 08618

Amy L. Bragg
Notary Public
MY COMMISSION EXPIRES
JULY 24, 2022





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/17/2018 11:53:52 AM
\$25.00 JESSICA
20180917000332550

Alvin S. Byrd

Real Estate Sales Valuation Form

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

Grantor's Name	Ronnie Martin and Randilynn L. Martin	Grantee's Name	Matrix Financial Services Corporation
Mailing Address	133 East Willow Cir Calera, AL 35040	Mailing Address	Attn: FC Department 425 Phillips Boulevard Ewing, NJ 08618
Property Address	133 East Willow Cir Calera, AL 35040	Date of Sale	September 10, 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<input type="checkbox"/> 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 9/12/18

Print Lansing Skidmore

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1