

**FORECLOSURE DEED**

STATE OF ALABAMA     )  
                                  )  
SHELBY COUNTY         )



20181018000369270 1/4 \$86.50  
Shelby Cnty Judge of Probate, AL  
10/18/2018 10:45:54 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:**

**WHEREAS**, on to-wit, June 7, 2006, James M. Henson and spouse, Geraldine Henson, ("Mortgagors"), executed a certain mortgage ("Mortgage") to Mortgage Electronic Registration Systems, Inc. solely as nominee for First Magnus Financial Corporation said Mortgage being recorded June 16, 2006 in Instrument Number 20060616000287810, in the Office of the Judge of Probate of Shelby County, Alabama; having been assigned to MTGLQ Investors, L.P. by instrument recorded in Instrument Number 20161213000454590 in the Office of the Judge of Probate of Shelby County, Alabama.

**WHEREAS**, default was made in the payment of the indebtedness secured by said Mortgage, and MTGLQ Investors, L.P. as holder, did declare all of the indebtedness secured by the said Mortgage, due and payable, and said Mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said Mortgage in accordance with the terms thereof, by U.S. Mail and by publication in Shelby County Reporter a newspaper published in Shelby County, Alabama, in its issues of 03/21/2018, 03/28/2018 and 04/04/2018.

**WHEREAS**, on April 23, 2018 the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and MTGLQ Investors, L.P. did offer for sale and sell at public outcry, in front of the Courthouse door, Shelby County, Alabama, the property hereinafter described; and

**WHEREAS**, the highest and best bid obtained for the property described in the Mortgage was the bid of Hector E. Moreno in the amount of Fifty Nine Thousand and One and no/100 (\$59,001.00) Dollars, which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to Hector E. Moreno, as purchaser; and

**WHEREAS**, John M. Robison conducted said sale on behalf of MTGLQ Investors, L.P. as holder; and

**WHEREAS**, the terms of the Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchases;

**NOW THEREFORE**, in consideration of the premises and the payment of Fifty Nine Thousand and One and no/100 (\$59,001.00) Dollars, Mortgagors, by and through MTGLQ Investors, L.P., does grant, bargain, sell and convey unto Hector E. Moreno the following described real property situated in Shelby County, Alabama to wit:

Parcel I:

Commence at the Southeasterly corner of Lot 7, Block 2, according to the map and survey of G. A. Nabors Survey, as recorded in Map Book 3, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama and run Northwesterly along the Southwesterly line of said Lot 7 for a distance of 250.0 feet; thence right 92 Degrees 13 Minutes and run Northeasterly for 88.00 feet; thence right 87 Degrees 47 Minutes and run Southeasterly for a distance of 132.00 feet; thence right 92 Degrees 13 Minutes and run Southwesterly for 84.00 feet; thence right 92 Degrees 13 Minutes and run Southwesterly for a distance of 118.00 feet; thence right 92 degrees 13 minutes and run Southwesterly for a distance of 4.0 feet to the Point of Beginning.

Containing 12,079 square feet, more or less.

Parcel II:

Lot 8, Block 2, according to the Survey of G. A. Nabors of Wilton, Alabama, as recorded in Map Book 3, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama.

**TO HAVE AND TO HOLD**, the above described property unto Hector E. Moreno, its successors, assigns and legal representatives; 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.

**IN WITNESS WHEREOF**, MTGLQ Investors, L.P. as holder, has caused this instrument to be executed by and through John M. Robison, as auctioneer conducting said sale for said Mortgagee, and said John M. Robison, has hereto set hand and seal on this the 30<sup>th</sup> day of April, 2018.

**BY: James M. Henson & Geraldine Henson, Mortgagor(s)**

**BY: MTGLQ Investors, L.P., Mortgagee or Transferee of  
Mortgagee**

BY:  
(Sign)

*John M. Robison*

BY:  
(Print)

John M. Robison

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

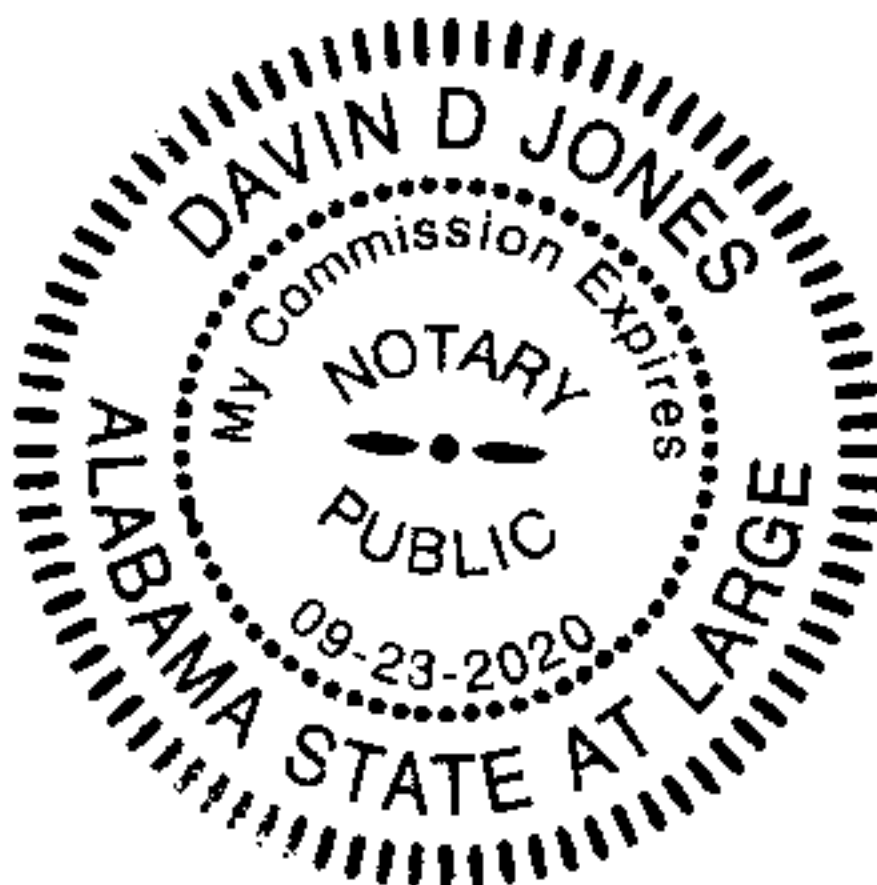
STATE OF ALABAMA )

Telford COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John M. Robison, whose name as auctioneer and attorney in-fact for the 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 this conveyance, in capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of April, 2018.

[Notary Seal]



*Davin D Jones*  
Notary Public  
My Commission Expires: 09-23-2020


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This instrument prepared by:  
Paul K. Lavelle  
SPINA & LAVELLE, P.C.  
One Perimeter Park South  
Suite 400N  
Birmingham, Alabama 35243  
(205) 298-1800  
Attorneys for Mortgagee

Grantor:  
MTGLQ Investors, L.P.  
55 Beattie Place, Suite 100  
Greenville, SC 29601-2743

Grantee:  
Hector E. Moreno  
111 Huckleberry Drive  
Maylene, AL 35114

Property Address:  
490 Church Street  
Wilton, AL 35187

  
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# Real Estate Sales Validation Form

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

Grantor's Name James & Geraldine Henson Grantee's Name Harold Henson  
Mailing Address 490 Church St Mailing Address 111 Huckleberry Dr  
Wilton, AL 35721 Shelby, AL 35714

Property Address 490 Church St Date of Sale 4/30/18  
Wilton, AL 35721 Total Purchase Price \$ 59,000.00  
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 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 12/18/18

Print Cliff Thomas

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

verified by)



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Form RT-1