

STATE OF ALABAMA)

COUNTY OF SHELBY)

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on April 18, 2014, to-wit: Deonta Haynes, a single man, and Dorothy Askew, a single woman, executed a mortgage to Mortgage Electronic Registration Systems, Inc., solely as nominee for Quicken Loans, its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on April 22, 2014, in Instrument Number 20140422000117470, Probate Records of Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which said mortgage was subsequently assigned to Quicken Loans Inc., by assignment recorded August 23, 2016 in Instrument Number 20160823000304030, Probate Records of Shelby County, Alabama; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee or its assigns shall have the authority to sell said property before the Courthouse door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and thereafter notice was published in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on August 8, 2018, August 15, 2018, and August 22, 2018, that the hereinafter described property would be sold at the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on October 2, 2018, and


WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale Quicken Loans Inc., became the purchaser of the hereinafter described property at and for the sum of \$92,720.00, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, Auction.com, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by Quicken Loans Inc.;

NOW THEREFORE, IN consideration of the premises Deonta Haynes, a single man, and Dorothy Askew, a single woman, and Quicken Loans Inc., both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said Quicken Loans Inc., the following described real property situated in Shelby County, Alabama, at 2036 10th Ave, Calera, AL 35040, but in the event of a discrepancy, the legal description shall control to-wit:

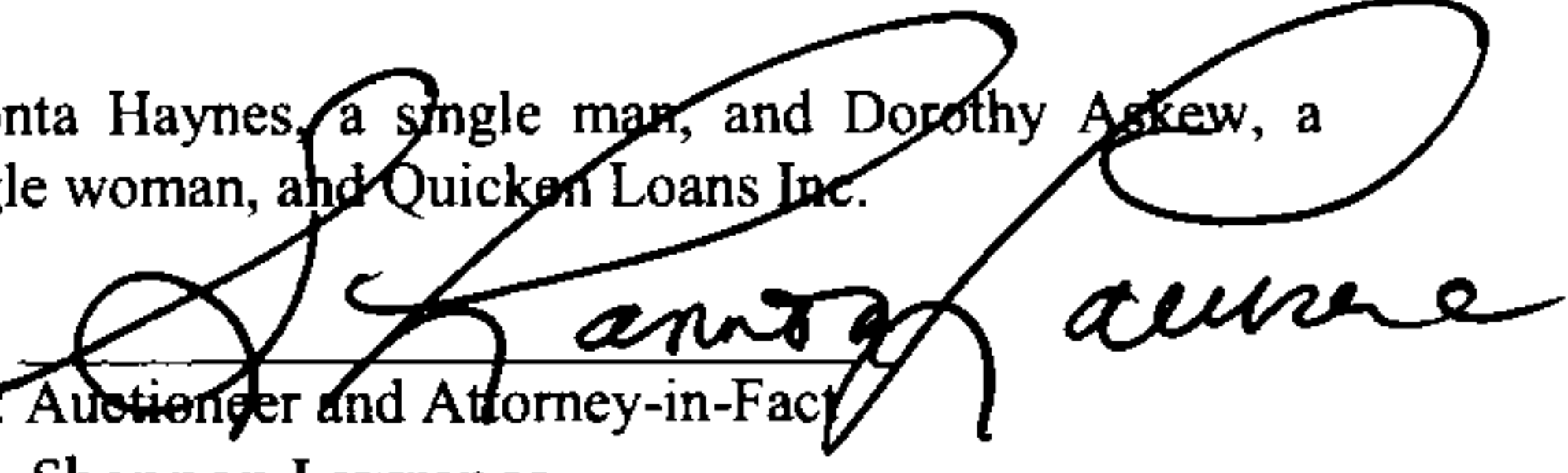
Lot 1, according to the Survey of Meriweather, Sector 1, as recorded in Map Book 24, Page 46, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto Quicken Loans Inc., its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said Quicken Loans Inc., under and by virtue of the power and authority contained in the aforesaid mortgage. Subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

  
20181018000369950 1/2 \$21.00  
Shelby Cnty Judge of Probate, AL  
10/18/2018 01:50:46 PM FILED/CERT

IN WITNESS WHEREOF, the said Deonta Haynes, a single man, and Dorothy Askew, a single woman, and Quicken Loans Inc., have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

Deonta Haynes, a single man, and Dorothy Askew, a single woman, and Quicken Loans Inc.


BY:   
ITS: Auctioneer and Attorney-in-Fact  
Shannon Lawrence

STATE OF ALABAMA

COUNTY OF Elmore

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Shannon Lawrence, whose name as auctioneer of Auction.com, acting in its capacity as auctioneer and attorney-in-fact for Deonta Haynes, a single man, and Dorothy Askew, a single woman, and Quicken Loans Inc., 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/she, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

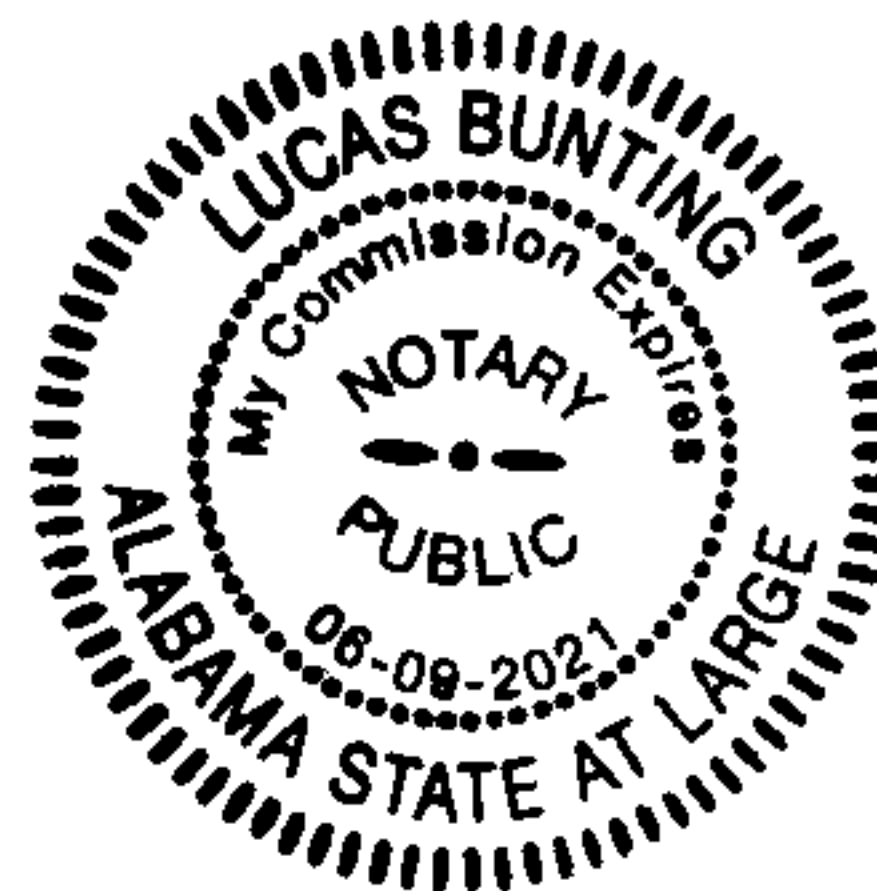
IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 9<sup>th</sup> day of October, 2018.


  
Notary Public  
My Commission Expires: 06-09-21

THIS INSTRUMENT PREPARED BY:  
ROBERT J. WERMUTH/mgw  
Stephens Millirons, P.C.  
P.O. Box 307  
Huntsville, Alabama 35804

**Grantees Address:**  
1050 Woodward Avenue  
Detroit, MI 48226

**Grantors Address:**  
2036 10th Ave  
Calera, AL 35040



  
20181018000369950 2/2 \$21.00  
Shelby Cnty Judge of Probate, AL  
10/18/2018 01:50:46 PM FILED/CERT