

STATE OF ALABAMA )  
COUNTY OF SHELBY )

  
20181213000435810 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
12/13/2018 11:49:30 AM FILED/CERT

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore Holland Lakes Owners Association, Inc. (the "Association") under and by virtue of the covenants and by-laws of the Association and the lien for assessments recorded October 29, 2009, Map Book 34, Page 85, in Instrument #20091029000405900 in the Office of the Judge of Probate of Shelby County, Alabama, the lien for assessments recorded April 22, 2011, Map Book 34, Page 85, in Instrument #20110422000123890 in the Office of the Judge of Probate of Shelby County, Alabama, and the lien for assessments recorded May 24, 2017, Map Book 34, Page 85, in Instrument #20170524000180800 in the Office of the Judge of Probate of Shelby County, and

WHEREAS, Default was made in the payment of the indebtedness secured by said liens and Holland Lakes Owners Association, Inc. did declare all of the indebtedness secured by said liens due and payable and said liens subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said liens, in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama in its issues of October 17, 2018, October 24, 2018, and October 31, 2018, and

WHEREAS, on November 7<sup>th</sup>, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was fully and properly conducted and the person conducting the sale on behalf of the lien holder did offer for sale and sell at public outcry, in front of the main entrance of the courthouse in Shelby County, Alabama, the property hereinafter described, and

WHEREAS, the highest and best bid obtained for the property described was the bid of Holland Lakes Owners Association, Inc. in the amount of Eight Thousand Six Hundred Eighty Nine and 42/100 Dollars (\$8,689.42); which the person conducting the sale on behalf of the lien holder offered to credit to the indebtedness secured by said liens and said property was thereupon sold to Holland Lakes Owners Association, Inc, and

WHEREAS, Brian Cloud acted as auctioneer as provided in said lien and conducted said sale; and

WHEREAS said lien expressly authorized the lien holder or auctioneer or any person conducting said sale 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 Eight Thousand Six Hundred Eighty Nine and 42/100 Dollars (\$8,689.42), to the indebtedness secured by said liens, the said Julie Hand, acting by and through the said liens, by Brian M. Cloud as said auctioneer and the person conducting the sale for Holland Lakes Owners Association, Inc., the lien holder, does grant, bargain, sell and convey unto Holland Lakes Owners Association, Inc., its successors and assigns, the following described real estate situated in Shelby County, Alabama, to wit:

**LOT 115, ACCORDING TO THE FINAL PLAT OF HOLLAND LAKES, SECTOR ONE AS RECORDED IN MAP BOOK 34, PAGE 85, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Also described as: 117 Holland Cove Pelham, AL 35124

SUBJECT TO:

1. Ad valorem taxes for the current year (2018).
2. Any and all Easements of record.
3. All rights outstanding by reason of the statutory right of redemption arising out of, or resulting from, said foreclosure of those certain liens described above.

TO HAVE AND TO HOLD the above described property unto Holland Lakes Owners Association, Inc., 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.

IN WITNESS WHEREOF, Holland Lakes Owners Association, Inc. has caused this instrument to be executed by Brian M. Cloud and same has executed this instrument in his capacity as auctioneer on this 7<sup>th</sup> day of November, 2018.

Holland Lakes Owners Association, Inc.

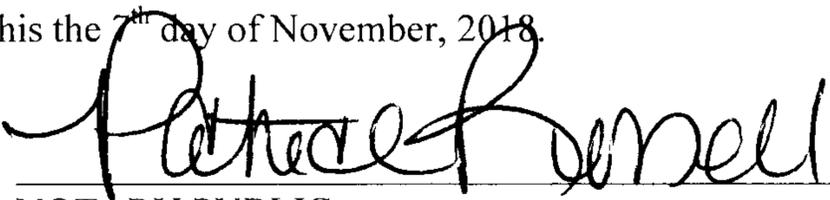
By:   
BRIAN M. CLOUD

As: Auctioneer and the person conducting the sale for the lien holder

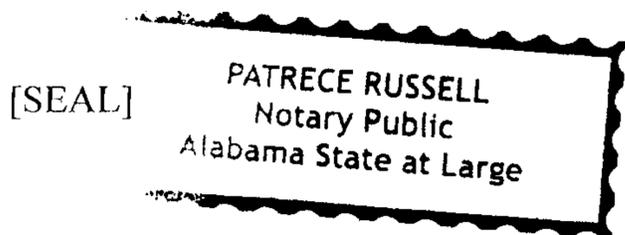
STATE OF ALABAMA        )  
JEFFERSON COUNTY        )

I, the undersigned authority, A Notary Public in and for said County and State, hereby certify that Brian M. Cloud, whose name as auctioneer and the person conducting said sale for the lien holder, 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, he, in his capacity as such auctioneer and the person conducting the sale for the lien holder, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7<sup>th</sup> day of November, 2018.



NOTARY PUBLIC  
My commission expires: My Commission Expires  
November 6, 2022



This instrument prepared by:  
Brian M. Cloud  
Cloud Willis & Ellis, LLC  
3928 Montclair Road, Suite 227  
Birmingham, Alabama 35213  
(205) 322-6060

