

PREPARED BY:

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STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20040831000485600

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, August 20, 2004, Catherine Mcconico, Mortgagor, did execute a certain mortgage to Jefferson Mortgage & Investment, Inc., which said mortgage is recorded in Instrument No. 20040831000485600, 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 LPP Mortgage, Ltd., as transferee, said transfer is recorded in Instrument 20100701000210490, aforesaid records, and LPP Mortgage, Ltd., 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 LPP Mortgage, Inc. 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 12/19/2018, 12/26/2018, 01/02/2019; and

WHEREAS, on January 16, 2019, the day on which the foreclosure sale was due to be held under the terms of said notice at 2:30 o'clock pm, between the legal hours of sale, said foreclosure was duly and properly conducted and LPP Mortgage, Inc. 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 Vincent, 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 LPP Mortgage, Inc. in the amount of **SEVENTY THOUSAND FOUR HUNDRED TWENTY-NINE DOLLARS AND SIXTY-ONE CENTS (\$70,429.61)** which sum the said LPP Mortgage, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said LPP Mortgage, Inc.; 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 **SEVENTY THOUSAND FOUR HUNDRED TWENTY-NINE DOLLARS AND SIXTY-ONE CENTS (\$70,429.61)**, cash, on the indebtedness secured by said mortgage, the said Catherine McConico, acting by and through the said LPP Mortgage, Inc. as transferee, by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto LPP Mortgage, Inc., and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND IN THE WEST 1/2 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 18
SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE FIRST BORN CHURCH LOT AT A

STAKE ON THE SOUTHERLY BOUNDARY OF ALABAMA HIGHWAY NO. 25 FOR A POINT OF BEGINNING; THENCE RUN SOUTH 27 DEGREES WEST WITH THE WESTERLY BOUNDARY OF SAID CHURCH LOT 210 FEET; THENCE RUN NORTH 65 DEGREES WEST 210 FEET ; THENCE RUN NORTH 27 DEGREES EAST 210 FEET TO A STAKE ON THE SOUTHERLY BOUNDARY OF SAID HIGHWAY NO. 25; THENCE RUN SOUTH 65 DEGREES EAST WITH SAID HIGHWAY 210 FEET TO THE POINT OF BEGINNING. SITUATED, LYING AND BEING IN SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property unto LPP Mortgage, 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; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Catherine McConico, Mortgagor(s) by the said LPP Mortgage, Inc. have caused this instrument to be executed by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Aaron Warner, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 24 day of January, 2019.

Catherine McConico, Mortgagor(s)

LPP Mortgage, Inc., Mortgagee or Transferee of Mortgagee

By:

(sign)

(print)

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 Aaron Warner, 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 24th day of January, 2019.

NOTARY PUBLIC

My Commission Expires:

Grantee Name / Send tax notice to:
ATTN:
LPP Mortgage, Inc.
6000 Legacy Drive
Plano, TX 75023



Real Estate Sales Validation Form

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

Grantor's Name	Catherine McConico	Grantee's Name	LPP Mortgage, Inc.
Mailing Address	46955 Highway 25 Vincent, AL 35178	Mailing Address	6000 Legacy Drive Plano, TX 75023
Property Address	46955 Highway 25 Vincent, AL 35178	Date of Sale	January 16, 2019
		Total Purchase price	\$70,429.61
		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)

Bill of Sale		Appraisal
Sales Contract	x	Other FC 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 1/16/19 Print Cory Clark
 _____ Unattested _____ Sign 
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/06/2019 11:14:28 AM
\$23.00 CHERRY
20190206000039290

File No.: 910618

Allen S. Bayal