

THIS INSTRUMENT WAS PREPARED BY:

Jason Tingle, Esq.
 244 Inverness Center Dr Ste 200
 Birmingham, AL 35242
 (205) 970-2233

SEND TAX NOTICES TO:

The Secretary Of Housing And Urban
 Development
 2401 NW 23rd St Suite 1A1
 Oklahoma City, OK 73107

STATE OF ALABAMA)
 COUNTY OF SHELBY)

20190221000056020**02/21/2019 02:04:36 PM****FORECLOSURE DEED****FCDEEDS 1/2**

This deed made this 21st day of February, 2019, by and between Jauregui and Lindsey, LLC, Foreclosure Commissioner ("Grantor"), and The Secretary Of Housing And Urban Development ("Grantee").

WHEREAS, on October 14, 2010, a certain Mortgage was executed by Alfred N Allinder and Joann Allinder, ("Mortgagor"), as joint tenants, in favor of MetLife Home Loans, a Division of MetLife Bank, N.A. ("Mortgagee"), which said Mortgage was recorded on February 11, 2011, in Instrument Number, 20110211000049830; and re-recorded in Instrument Number, 20101112000379950, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, on July 16, 2012, the Mortgage was assigned to NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY by instrument recorded in Instrument Number, 20120813000299700, aforesaid records; and said assignment being re-recorded in Instrument Number, 20130201000044100 and 2nd rerec of aom 1/21/16 Instrument 20160121000021840; and

WHEREAS, on June 16, 2016, the Mortgage was assigned to The Secretary Of Housing And Urban Development by instrument recorded in Instrument Number, 20160721000254580, aforesaid records;

WHEREAS, by virtue of a default in the covenants and conditions of the Mortgage, the Secretary designated the undersigned as Foreclosure Commissioner to conduct a nonjudicial foreclosure of the Mortgage under the provisions of the Single Family Mortgage Foreclosure Act of 1994 ("Act"), 12 U.S.C. 3751 et seq., with the designation being recorded on May 9, 2018, in Instrument Number, 20180509000159260, aforesaid records; and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested January 18, 2019, to Alfred N Allinder and Joann Allinder, and The Secretary of Housing and Urban Development, shown by the public records to be the fee owner of the subject property secured by the Mortgage and the party shown to be liable for part or all of the mortgage debt, and to all parties who have caused to be filed subordinate liens against the property secured by the Mortgage; and

WHEREAS, an original copy of the Notice of Default and Foreclosure Sale was published in Shelby County Reporter on January 23, 2019, January 30, 2019 and February 6, 2019; and

WHEREAS, an original copy of the Notice of Default and Foreclosure Sale was filed for record on January 18, 2019, in Instrument Number, 20190118000020090, aforesaid records; and

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a

foreclosure sale was set for and was held on February 19, 2019 at the Shelby County courthouse, at which The Secretary Of Housing And Urban Development submitted the highest bid in the amount of \$155,315.52; and

WHEREAS, the Mortgagor is not entitled to benefits of the Soldiers' and Sailors' Civil Relief Act of 1940; and

WHEREAS, there is no right of redemption, or right of possession based upon a right of redemption, in the Mortgagor or others subsequent to a foreclosure completed pursuant to the Act.

NOW THEREFORE, for \$155,315.52 and other good and valuable consideration, the undersigned hereby grants, bargains, sells, and conveys to The Secretary Of Housing And Urban Development, the following described property located in Shelby County, Alabama, to wit:

ALL THAT PARCEL OF LAND IN CITY OF ALABASTER, SHELBY COUNTY, STATE OF ALABAMA, AS MORE FULLY DESCRIBED IN DEED INST # 1999, PAGE 43887, ID# 23-1-11-3-002-025.000, LOT 25 ACCORDING TO THE SURVEY OF DOUGLAS MEADOWS AS RECORDED IN MAP BOOK 15 PAGE 80 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA

Commonly known as: 101 Douglas Dr., Alabaster, AL 35007

The Grantor hereby conveys to the Grantee all right, title and interest in the above property held by the Grantor herein, the Secretary, or any other party claiming by, through, or under them on the date the Mortgage referred to above was recorded and any interest acquired by any of them until the date of the foreclosure sale. This deed is given without warranty or covenants to the Grantee.

Date: February 21, 2019



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/21/2019 02:04:36 PM
\$31.00 CHERRY
20190221000056020

Allen S. Bayl

Jauregui & Lindsey, LLC

Foreclosure Commissioner

By: Jason Tingle

244 Inverness Center Drive Suite 200

Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jason Tingle, member of Jauregui and Lindsey, LLC, Foreclosure Commissioner for the Secretary of Housing and Urban Development, whose name 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 said conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand, this the 21st day of February, 2019

Stephen Dedmon

Notary Public in and for the State of Alabama, at Large

My Commission Expires: 5/11/19

