


STATE OF ALABAMA                     )  
   :  
COUNTY OF SHELBY                     )

  
20190320000089160 1/2 \$155.50  
Shelby Cnty Judge of Probate, AL  
03/20/2019 11:41:26 AM FILED/CERT

**MORTGAGE FORECLOSURE DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

WHEREAS, heretofore on, May 25, 2012, to wit, Helen A. Italiano, a single woman, executed and delivered to Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender, First Federal Bank, and Lender's successors and assigns), a mortgage conveying to Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender, First Federal Bank, and Lender's successors and assigns), the property hereinafter described, which said mortgage was given to secure an indebtedness there in mentioned, and which mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20120710000244850; said Mortgage having been transferred and assigned by Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender, First Federal Bank, and Lender's successors and assigns) to Alabama Housing Finance Authority by virtue of that certain Assignment of Mortgage dated August 31, 2018 and recorded in said Probate Office under Instrument Number 20180913000328780; and

WHEREAS, it was provided in said mortgage that if a default was made in the payment of the note, and each and every installment thereof, evidencing the indebtedness secured by said mortgage as they or any part thereof became due, then Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender, First Federal Bank, and Lender's successors and assigns), would have the right to declare the entire indebtedness secured by said mortgage due and payable at once and to sell the property conveyed by said mortgage at public outcry for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama, after first giving notice of the time, place and terms of said sale for three weeks by publication in any newspaper then published in said County; and

WHEREAS, it was further provided in said mortgage that in the event of such sale the said Assignee was authorized and empowered to purchase the property conveyed in said mortgage if the higher bidder therefore, the same as if it were a stranger to said conveyance and in such event the auctioneer or person making said sale was empowered, directed and authorized to execute a deed to such purchaser at said sale in the names of the Mortgagors; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and said Alabama Housing Finance Authority, as Assignee, did declare all of the indebtedness secured by said mortgage due and payable; and

WHEREAS, Alabama Housing Finance Authority, as Assignee, acting under the power of sale contained in said mortgage, did give notice for three weeks by weekly insertion in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of October 10, 2018, October 17, 2018 and October 24, 2018, that it would sell said property at the Shelby County Courthouse door in the City of Columbiana, Alabama, at auction to the highest bidder for cash, during the legal hours of sale on January 18, 2019; and

WHEREAS, after having given said notice, Alabama Housing Finance Authority, as Assignee, on the 18th day of January, 2019, during the legal hours of sale, did offer said property to the highest bidder for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama; and

WHEREAS, SOLA Properties, LLC, being the highest, best and last bidder at said sale, became the purchaser of said property at and for the sum of One Hundred Thirty-Six Thousand Forty One and No/100 Dollars (\$136,041.00).

NOW, THEREFORE, Helen A. Italiano, by Michael Corvin, the auctioneer making said sale, and Michael Corvin, as said auctioneer, for and in consideration of the premises and the sum of One Hundred Thirty-Six Thousand Forty One and No/100 Dollars (\$136,041.00), applied by Alabama Housing Finance Authority, as Assignee, to the indebtedness secured by said mortgage, do hereby Grant, Bargain, Sell and Convey unto the said, SOLA Properties, LLC, its successors and assigns, the following described property, situated in Shelby County, State of Alabama, to-wit:


Lot 57, according to the Map and Survey of Stratford Place, Phase IV, as recorded in Map Book 14, Page 69, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is made subject to any and all easements, encumbrances, restrictions, reservations and rights of way, if any, appearing of record affecting the above described property. This conveyance is also made subject to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America and unpaid taxes, if any.

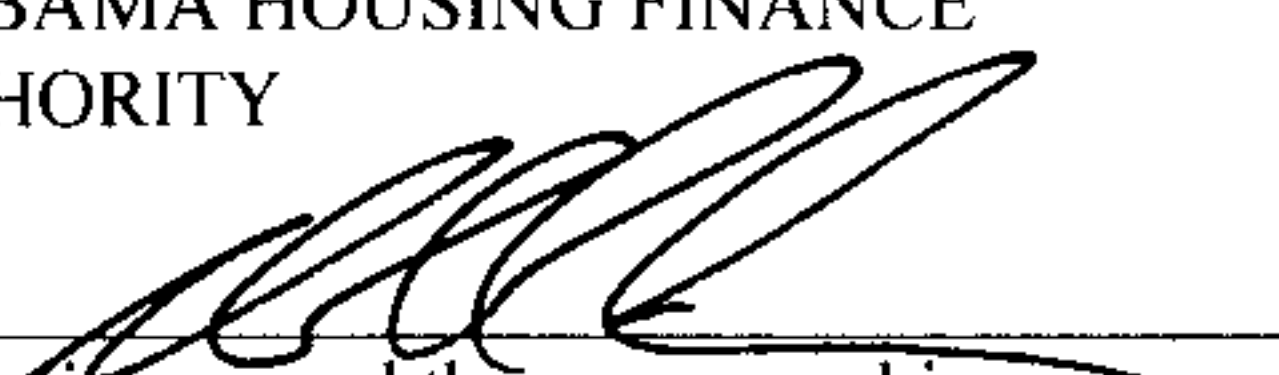
TO HAVE AND TO HOLD, the aforegranted property unto the said SOLA Properties, LLC, its successors and assigns, forever.

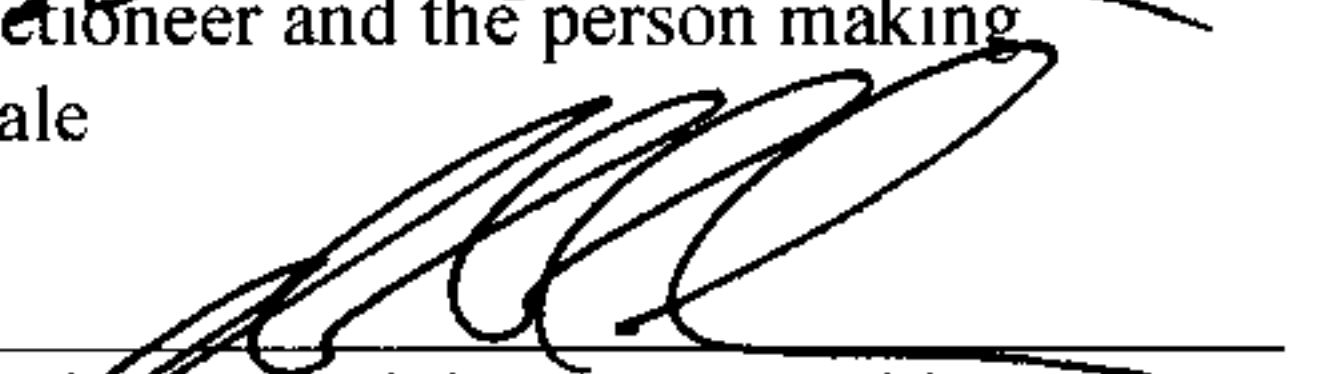
IN WITNESS WHEREOF, Helen A. Italiano, by Michael Corvin, the person making said sale, Alabama Housing Finance Authority, by Michael Corvin, as auctioneer and the person making said sale, and Michael Corvin, as auctioneer and the person making said sale, have caused this instrument to be executed on this, the 29th day of January, 2019.

HELEN A. ITALIANO

By:   
As auctioneer and the person making  
said sale

ALABAMA HOUSING FINANCE  
AUTHORITY

By:   
As auctioneer and the person making  
said sale

By:   
As auctioneer and the person making  
said sale

STATE OF ALABAMA            )  
  :  
COUNTY OF SHELBY        )

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Michael Corvin, whose name as auctioneer and the person conducting said sale, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as auctioneer and the person making said sale, and with full authority, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal, this 29th day of January, 2019.

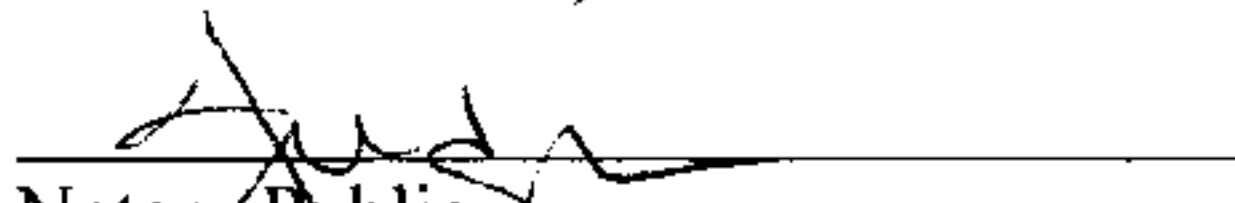
(SEAL)

This instrument prepared by:  
Bowdy J. Brown, Esq.  
Sasser, Sefton & Brown, P.C.  
Post Office Box 4539

Montgomery, AL 36103-4539

Our File No.: 49696-2750 Helen A. Italiano

**FOR AD VALOREM TAX PURPOSES: SOLA Properties, LLC, 194 Indian Forest Rd., Indian Springs, AL 35124**

  
Notary Public  
My commission expires: 3 8 22