

THIS INSTRUMENT WAS PREPARED BY:

Jason Tingle, Esq.
244 Inverness Center Drive
Suite 200
Birmingham, AL 35242

SEND TAX NOTICES TO:

Specialized Loan Servicing LLC
8742 Lucent Blvd.
STE 300
Highlands Ranch, CO 80129

GRANTOR

James T. Childers
188 Plum Creek Drive
Vincent, AL 35178

GRANTEE

Specialized Loan Servicing LLC
8742 Lucent Blvd.
STE 300
Highlands Ranch, CO 80129

Melissa D. Hart Childers
188 Plum Creek Drive
Vincent, AL 35178

Property Address: 188 Plum Creek Drive, Vincent, AL 35178

Purchase Price: \$235,908.04***Mortgagee credit***

Sale Date: March 7, 2019

STATE OF ALABAMA

COUNTY OF SHELBY

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FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on May 6, 2008, James T. Childers and Melissa D. Hart Childers, husband and wife, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Hometown Mortgage Services, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No., 20080508000189480; and subsequently transferred and assigned to Wells Fargo Bank, N.A., and said assignment being recorded in Instrument No., 20111007000299420; and subsequently transferred and assigned to Specialized Loan Servicing LLC, and said assignment being recorded in Instrument No., 20180213000046100; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper

published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Specialized Loan Servicing LLC (“Transferee”) did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of February 13, 2019, February 20, 2019, February 27, 2019; and

WHEREAS, on March 7, 2019, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and Specialized Loan Servicing LLC did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Shelby County Courthouse door in the Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Jimmie Raye Newman was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Specialized Loan Servicing LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Specialized Loan Servicing LLC, in the amount of \$235,908.04, which sum of money Specialized Loan Servicing LLC offered to credit on the indebtedness secured by said mortgage, and the said Specialized Loan Servicing LLC, by and through Jason Tingle, as attorney for said Specialized Loan Servicing LLC, does hereby GRANT, BARGAIN, SELL

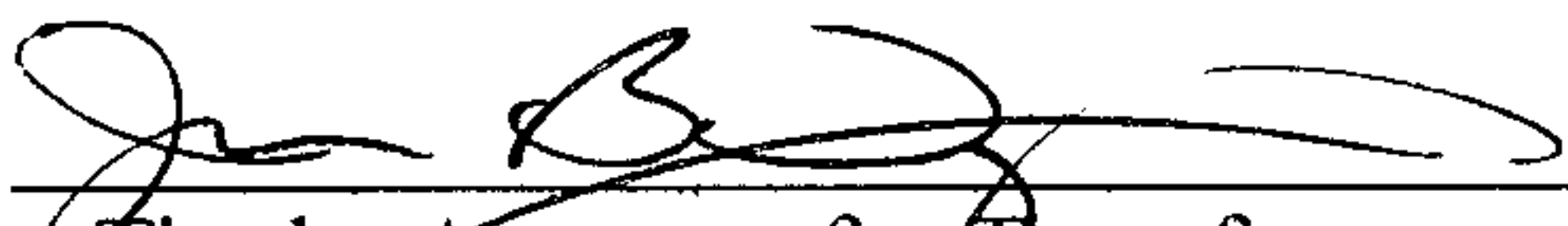
AND CONVEY unto the said Specialized Loan Servicing LLC, the following described property situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of Section 12, Township 19 South, Range 2 East, Shelby County, Alabama, marked by a 2 inch open top pipe; thence South 01 degrees, 04 minutes, 01 seconds East along the West line of aforesaid Section, a distance of 1069.64 feet to the Southerly Right-of-Way line of County Road No. 60 (80 foot right-of-Way); thence the following chord bearings and distances along said Right-of-Way; South 85 degrees 31 minutes 14 seconds East, a distance of 1019.51 feet; thence leaving aforesaid Right-of-Way South 00 degrees 00 minutes 00 seconds East a distance of 713.63 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 246.18 feet to a point in the center line of a 60 foot wide ingress/egress and utility easement also being the point of beginning; thence South 00 degrees 00 minutes 00 seconds East a distance of 199.62 feet; thence South 11 degrees 36 minutes 05 seconds East a distance of 555.63 feet; thence north 80 degrees 07 minutes 35 seconds East a distance of 571.01 feet to a point in the center line of a 60 foot wide ingress/egress utility easement and being the point of a curve of a non-tangent curve to the right of which the radius point lies North 43 degrees 16 minutes 15 seconds East a radial distance of 275.00 feet; thence Northwesterly along aforesaid easement and along the arc, through a central angle of 40 degrees 56 minutes 22 seconds a distance of 196.49 feet; thence North 05 degrees 47 minutes 23 seconds West a distance of 114.96 feet to a point of curve to the left having a radius of 1,000.00 feet and a central angle of 07 degrees 07 minutes 35 seconds; thence Northerly along the arc a distance of 124.38 feet; thence North 12 degrees 54 minutes 58 seconds West a distance of 124.92 feet to a point of curve to the left having a radius of 100.00 feet and a central angle of 92 degrees 41 minutes 44 seconds; thence Northwesterly along the arc a distance of 161.78 feet; thence South 74 degrees 23 minutes 18 seconds West a distance of 256.36 feet to a point of curve to the right having a radius of 125.00 feet and a central angle of 100 degrees 43 minutes 25 seconds; thence Northwesterly along the arc a distance of 219.74 feet to the point of beginning and containing 7.77 acres more or less.

TO HAVE AND TO HOLD the above described property to Specialized Loan Servicing LLC and its successors and assigns; 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, Specialized Loan Servicing LLC has caused this instrument to be executed by and through Jason Tingle, as attorney for said Transferee, and said Jason Tingle, as attorney for said Transferee, has hereto set his hand and seal on this the 12th day of March, 2019.

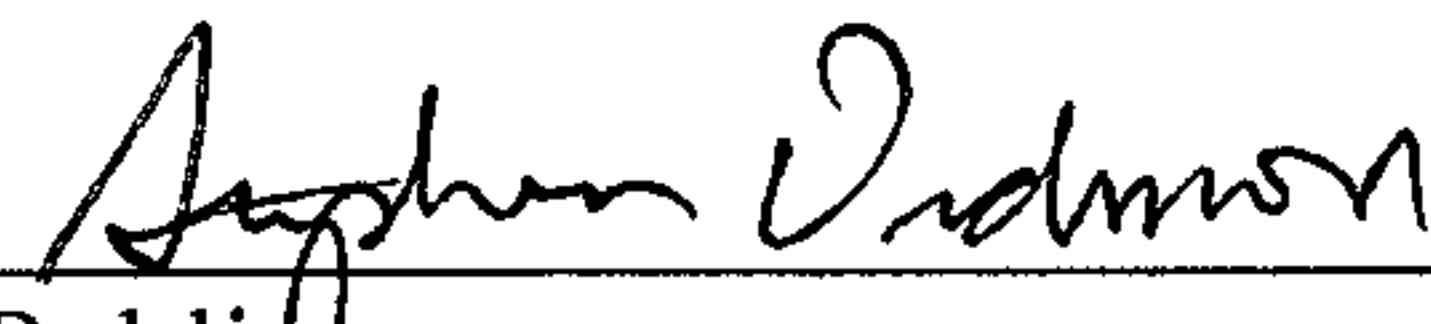
Specialized Loan Servicing LLC

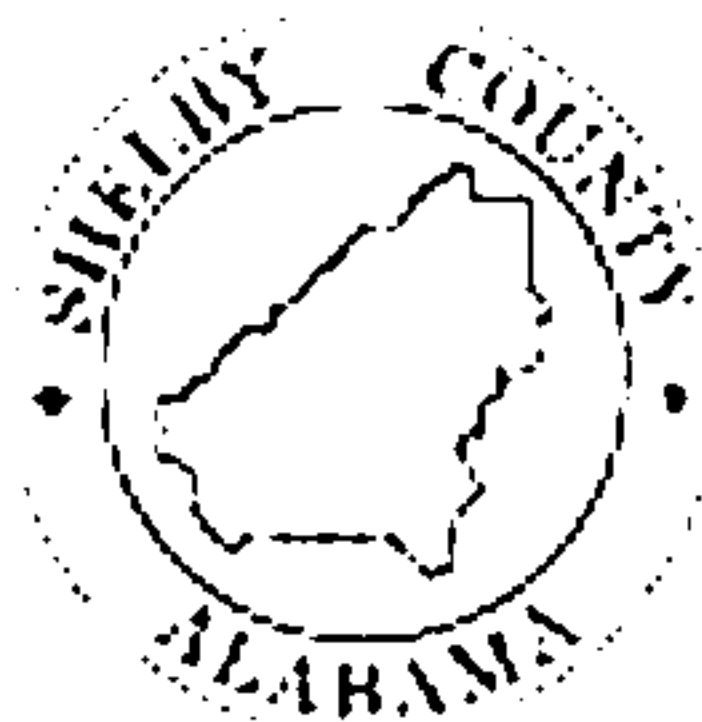
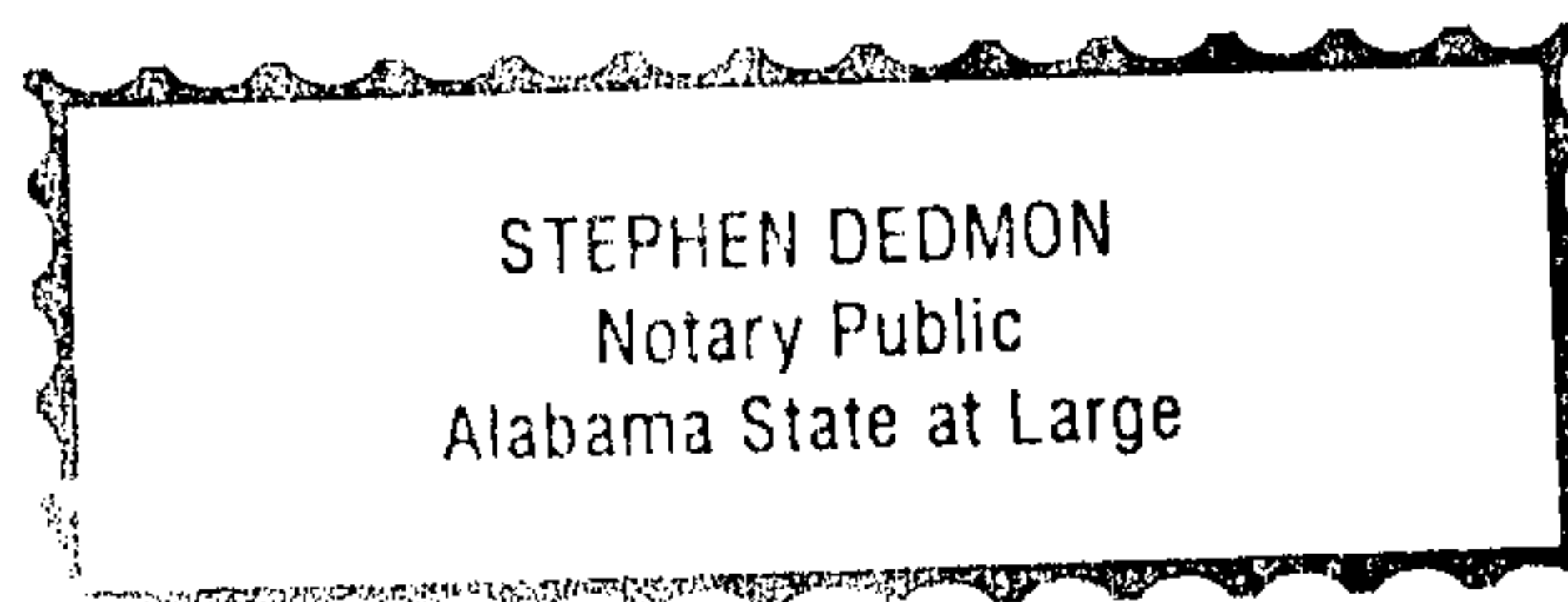
By: 
Jason Tingle, Attorney for Transferee

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, whose name as Attorney for Specialized Loan Servicing LLC, 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, as such attorney for Specialized Loan Servicing LLC and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 12th day of March, 2019.


Notary Public
My Commission Expires: 5/11/19



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/20/2019 02:52:44 PM
\$31.00 CHERRY
20190320000090110

