

This instrument is being recorded solely for the purpose of correcting the reference to the mortgage being foreclosed upon, as referenced in the first paragraph of the Mortgage Foreclosure Deed dated the 7th day of February, 2019, and recorded on the 7th day of February, 2019, in the Office of the Probate Judge in Shelby County, Alabama, as Instrument No. 20190207000040890.

STATE OF ALABAMA

SHELBY COUNTY

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**CORRECTIVE MORTGAGE
FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS THAT, WHEREAS, heretofore, on the 26th day of November, 2013, Yunkokamaha Akeyameh Babies and Ciara Todd, husband and wife, executed a certain mortgage on property hereinafter described to Compass Bank, which said mortgage is recorded as Instrument No. 20131209000473920, in the Office of the Probate Judge in Shelby County, Alabama; and

WHEREAS, in and by said mortgage, the mortgagee, its successors or assigns were authorized and empowered in the event of default, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said County by publication once a week for three (3) 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 the proper conveyance 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same Compass Bank did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure, as respectively therein


provided, and did give due and proper notice of foreclosure of said mortgage by publication in The Shelby County Reporter, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of January 16, 2019; January 23, 2019 and January 30, 2019; and

WHEREAS, on the 7th day of February, 2019, the day on which said foreclosure sale 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 J. Heath Loftin, as Attorney-in-Fact for the said Compass Bank, did offer for sale and sell at public outcry, at the County Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, J. Heath Loftin was the Auctioneer who conducted said foreclosure sale for the said Compass Bank; and

WHEREAS, the said Compass Bank was the highest bidder in the amount of SIX HUNDRED FIFTY-EIGHT THOUSAND, NINE HUNDRED FIFTY-THREE and 21/100 DOLLARS (\$658,953.21), which sum of money Compass Bank offered to apply to the costs of foreclosure and credit the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to Compass Bank.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and of a credit in the amount of SIX HUNDRED FIFTY-EIGHT THOUSAND, NINE HUNDRED FIFTY-THREE and 21/100 DOLLARS (\$658,953.21), on the indebtedness secured by said mortgage, the said Yunkokamaha Akeyameh Babies, Ciara Todd and Compass Bank, by and through J. Heath Loftin, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and as Auctioneer, do hereby **GRANT, BARGAIN, SELL AND CONVEY** unto Compass Bank the following described property situated in Shelby County, Alabama, to-wit:


20190328000098510 2/5 \$29.00
Shelby Cnty Judge of Probate, AL
03/28/2019 09:58:21 AM FILED/CERT

LOT 8, ACCORDING TO THE SURVEY OF GREYSTONE, 8TH SECTOR,
PHASE I, AS RECORDED IN THE OFFICE OF THE JUDGE OF
PROBATE, SHELBY COUNTY, ALABAMA.

For informational purposes, said property is also commonly known as: **815 Bishops Court,
Birmingham, Alabama 35242.**

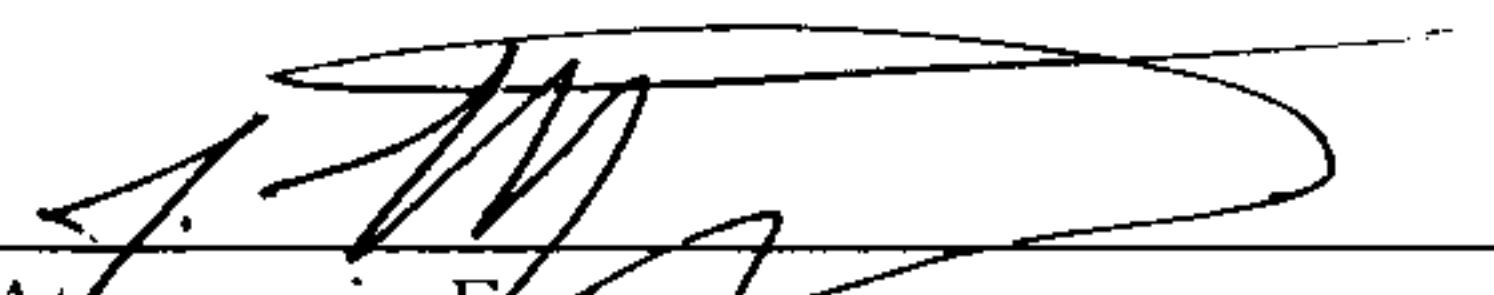
Together with the hereditaments and appurtenances thereunto belonging and all
fixtures now attached to and used in connection with the premises herein described, subject to
right of way easements and restrictions of record in the Probate Office of Shelby County,
Alabama, and existing special assessments, if any, which might adversely affect the title to the
above-described property.

TO HAVE AND TO HOLD the above-described property unto Compass Bank, 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 and the United
States of America.

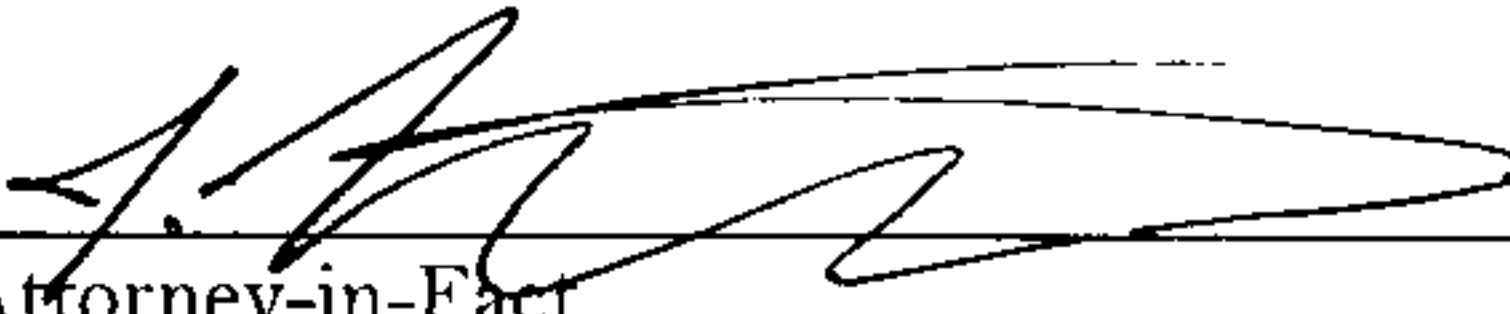
Subject to that certain mortgage of record in favor of Compass Bank and recorded on
the 9th day of December, 2013 as Instrument No. 20131209000473920 in the Office of the
Judge of Probate of Shelby County, Alabama.

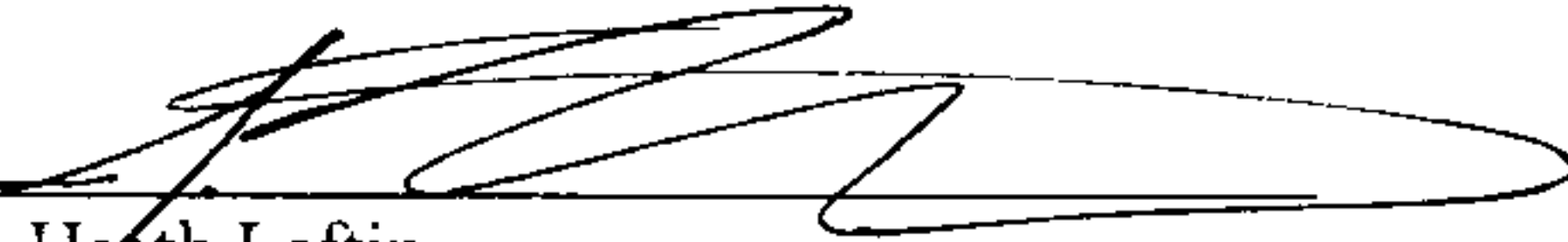
IN WITNESS WHEREOF, the said Yunkokamaha Akeyameh Babies, Ciara Todd and
Compass Bank have caused this instrument to be executed by and through J. Heath Loftin, as
Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, who has
hereto set his hand and seal on this the 25th day of March, 2019.

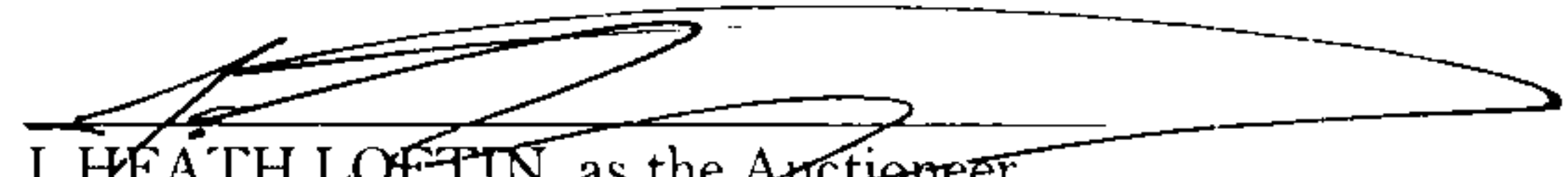
YUNKOKAMAHA AKEYAMEH BABIES

BY: 
Attorney-in-Fact

CIARA TODD

BY: 
Attorney-in-Fact
COMPASS BANK

BY: 
J. Heath Loftin,
as Attorney-In-Fact and Agent


J. HEATH LOFTIN, as the Auctioneer
and person making said sale

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that J. Heath Loftin, whose name as Attorney-in-Fact for Yunkokamaha Akeyameh Babies and Ciara Todd, whose name as Attorney-in-Fact and agent for Compass Bank, and whose name as Auctioneer and person making said sale, 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 Attorney-in-Fact, agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 25th day of March, 2019.


Notary Public: 

(SEAL)

Frances W. Stone (printed)

My Commission Expires: 3-11-2023

THIS INSTRUMENT PREPARED BY:
J. Heath Loftin
REYNOLDS, REYNOLDS & LITTLE, L.L.C.
Attorneys at Law
Post Office Box 1389
Montgomery, Alabama 36102-1389
(334) 832-9553
FILE NO. 1371.0138


20190328000098510 4/5 \$29.00
Shelby Cnty Judge of Probate: AL
03/28/2019 09:58:21 AM FILED/CERT

Send Tax Notices to Grantee:

Grantee:

Compass Bank
Special Assets Dept.
401 West Valley Ave.
Homewood, AL 35209

Grantor:

Yunkokamaha Akeyameh Babies
and Ciara Todd
P. O. Box 10494
Tampa, Florida 33679