

SEND TAX NOTICE TO:
Rushmore Loan Management Services LLC
15480 Laguna Canyon Road
Suite 100
Irvine, CA 92618

20190329000100090
03/29/2019 09:04:51 AM
FCDEEDS 1/4

STATE OF ALABAMA)
SHELBY COUNTY)

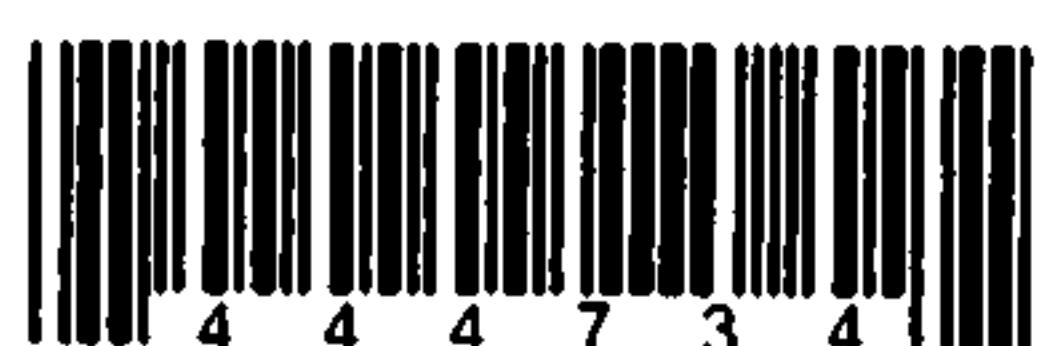
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 16th day of May, 2014, Christopher B. Lomas and Chelsi M. Lomas, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for NFM, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20140520000151360, said mortgage having subsequently been transferred and assigned to First Guaranty Mortgage Corporation, by instrument recorded in Instrument No. 20150811000278470, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said First Guaranty Mortgage Corporation did declare all of the indebtedness secured by said mortgage,



subject to foreclosure as therein provided and did give due and proper notice of the 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 30, 2019, February 6, 2019, and February 13, 2019; and

WHEREAS, on March 26, 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 conducted, and First Guaranty Mortgage Corporation did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, First Guaranty Mortgage Corporation was the highest bidder and best bidder in the amount of One Hundred Thousand Three Hundred Twenty And 00/100 Dollars (\$100,320.00) on the indebtedness secured by said mortgage, the said First Guaranty Mortgage Corporation, by and through Sirote & Permutt, P.C., as attorney for said Transferee, does hereby grant, bargain, sell and convey unto First Guaranty Mortgage Corporation all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SE 1/4 of the SW 1/4, Section 24, Township 21 South, Range 1 West; thence run North 67 degrees 49 minutes West a distance of 90.5 feet to a point on the West Right-of-Way line of Alabama Highway No. 25; thence turn an angle to the right of 101 degrees 17 minutes and run a distance of 105.0 feet; thence turn an angle 88 degrees 51 minutes to the left and run a distance of 199.52 feet; thence turn an angle of 93 degrees 22 minutes to the left and run a distance of 119.93 feet to a point; thence turn an angle of 112 degrees 42 minutes to the right and run a distance of 51.5 feet to a point; thence turn an angle of 95 degrees 12 minutes 30 seconds to the left and run a distance of 108.93 feet to the Point of Beginning of the property herein conveyed; thence continue on said line a distance of 110.07 feet to a point; thence turn an angle to the right 95 degrees 49 minutes 30 seconds and run a distance of 194.2 feet to a point; thence turn an angle to the right of 84 degrees 37 minutes and run a distance of 108.0 feet to a point; thence turn an angle to the right of 94 degrees 48 minutes 30 seconds and run a distance of 193.24 feet to the Point of Beginning.

Said parcel of land is situated in the SE 1/4 of the SW 1/4, Section 24, Township 21 South, Range 1 West, excepting Street Right-of-Way of Pine Hill Circle. Situated in Shelby County, Alabama.



TO HAVE AND TO HOLD the above described property unto First Guaranty Mortgage Corporation its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, First Guaranty Mortgage Corporation, has caused this instrument to be executed by and through Sirote & Permutt, P.C., as attorney for said Transferee, and said Sirote & Permutt, P.C., as said attorney, has hereto set its hand and seal on this 27th day of March, 2019.

First Guaranty Mortgage Corporation

By: Sirote & Permutt, P.C.

Its: Attorney

By:

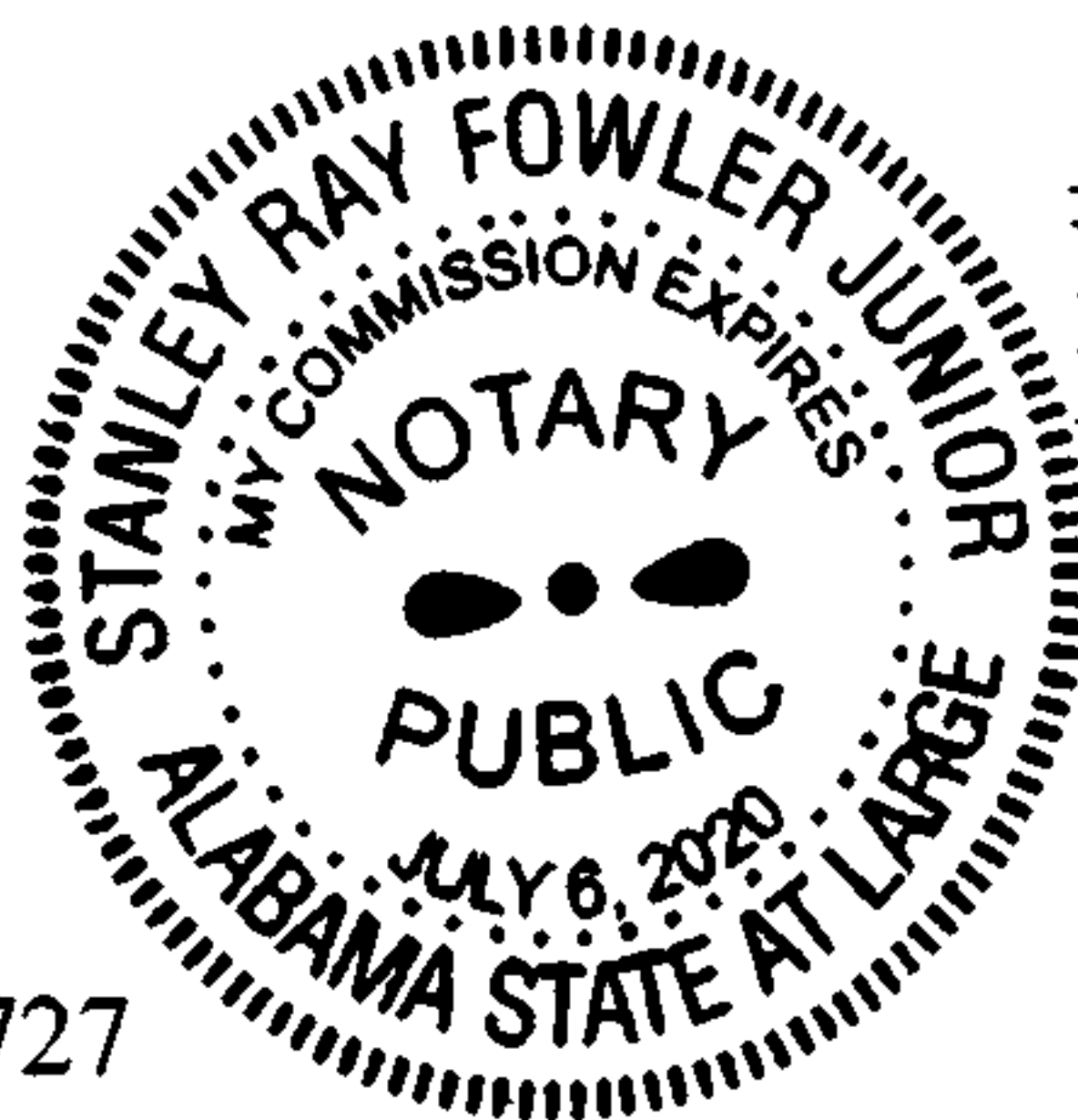
Elizabeth Loefgren, Esq.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Loefgren, whose name as attorney of Sirote & Permutt, P.C., a professional corporation, acting in its capacity as attorney for First Guaranty Mortgage Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of said conveyance, he/she, as such attorney and with full authority, executed the same voluntarily for and as the act of said professional corporation, acting in its capacity as attorney for said Transferee.

Given under my hand and official seal on this 27 day of March, 2019.



Notary Public

My Commission Expires:

This instrument prepared by:
Elizabeth Loefgren
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



Real Estate Sales Validation Form

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

20190329000100090 03/29/2019 09:04:51 AM FCDEEDS 4/4

Grantor's Name First Guaranty Mortgage Corporation
c/o Rushmore Loan Management Services LLC

Grantee's Name First Guaranty Mortgage Corporation
c/o Rushmore Loan Management Services LLC

Mailing Address 15480 Laguna Canyon Road
Suite 100
Irvine, CA 92618

Mailing Address 15480 Laguna Canyon Road
Suite 100
Irvine, CA 92618

Property Address 113 Pine Hill Cir
Columbiana, AL 35051

Date of Sale 03/26/2019

Total Purchase Price \$100,320.00

or

Actual Value \$ _____

or

Assessor's 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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Bid Price

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 3/27/19

☐ Unattested

(verified by)

Print Johnathan Byrd

Sign [Signature]

(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/29/2019 09:04:51 AM
\$28.00 CHERRY
20190329000100090

Allen S. Byrd