

SEND TAX NOTICE TO:
MidFirst Bank
999 NW Grand Blvd. Ste 100
Oklahoma City, OK 73118

20190620000220360
06/20/2019 02:09:07 PM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 18th day of April, 2007, Johnnie Hunter, single woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Consumer First Mortgage, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070427000195360, said mortgage having subsequently been transferred and assigned to MidFirst Bank, by instrument recorded in Instrument number 20190419000130460, 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 MidFirst Bank 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 April 24, 2019, May 1, 2019, and May 8, 2019; and

WHEREAS, on June 18, 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 MidFirst Bank 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, MidFirst Bank was the highest bidder and best bidder in the amount of Ninety-Four Thousand One Hundred Thirty-Six And 00/100 Dollars (\$94,136.00) on the indebtedness secured by said mortgage, the said MidFirst Bank, by and through Sirote & Permutt, P.C., as attorney for said Transferee, does hereby grant, bargain, sell and convey unto MidFirst Bank all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Unit 1108, Building 11, in the Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium, and By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733; Real Volume 40, Page 327 and Real Volume 40, Page 340 and re-recorded in Real Volume 165, Page 578 and amended in Real Volume 59, Page 19, and further amended by Corporate Volume 30, Page 407, and in Real Volume 96, Page 855, and Real Volume 97, Page 937, and By-Laws as shown in Real Volume 27, Page 733 and then amended in Real Volume 50, Page 325, further amended by Real Volume 189, Page 333; Real Volume 222, Page 691; Real Volume 238, Page 241 and Real Volume 269, Page 270, further amended by Eleventh Amendment to Declaration of Condominium as recorded in Real Volume 284, Page 181, together with an undivided interest in the common elements as set forth in the aforesaid mention declaration, said unit being more particularly described in the floor plans and architectural drawings of the Gables Condominium as recorded in Map Book 9, Page 41 through 44, and amended in Map Book 9, Page 135 and Map Book 10, Page 49 and further amended in Map Book 12, Page 50 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto MidFirst Bank 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, MidFirst Bank, 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 19th day of June, 2019.

MidFirst Bank

By: Sirote & Permutt, P.C.
Its: Attorney

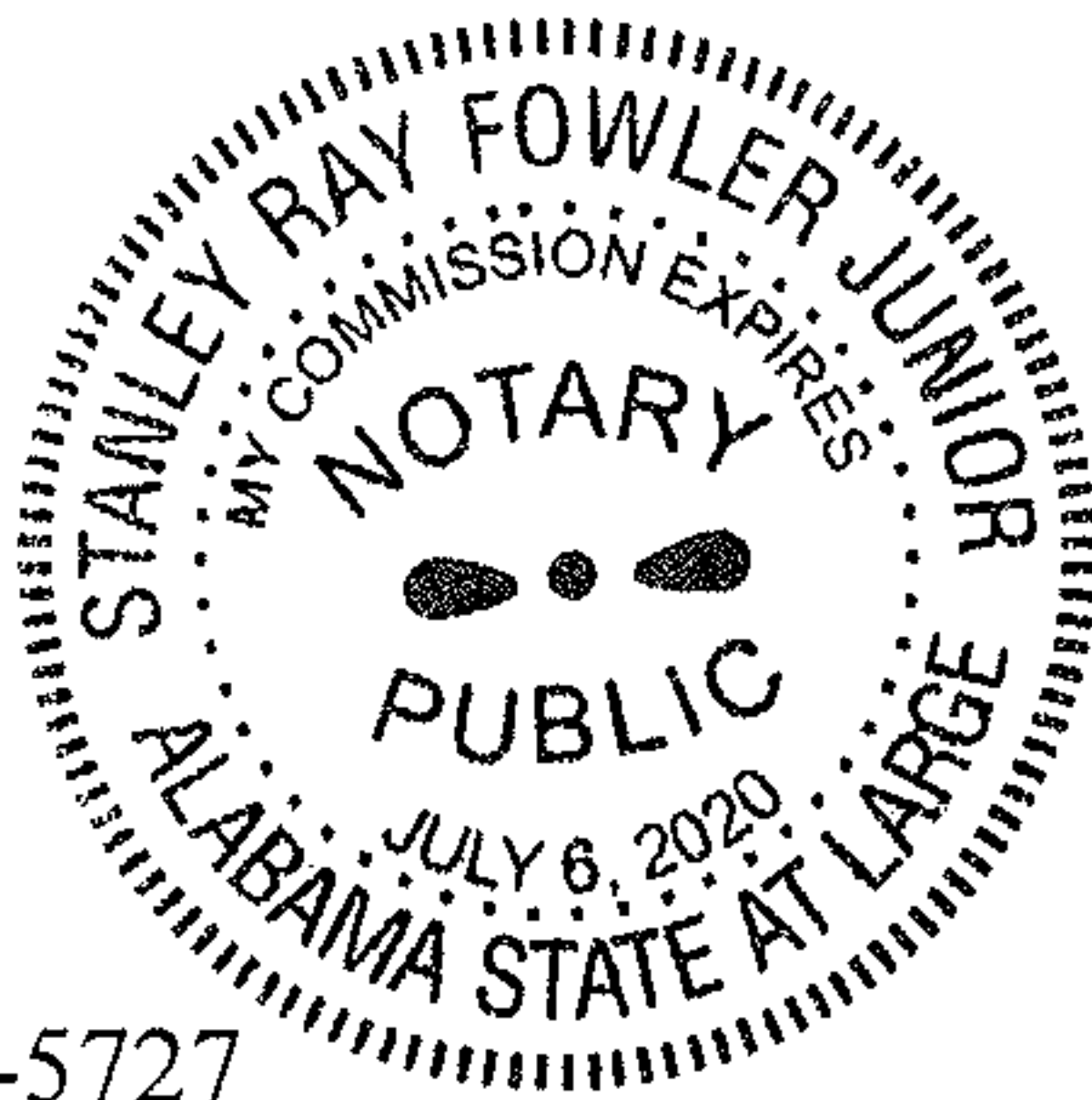
By: _____
Rebecca Redmond, Esq.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca Redmond, whose name as attorney of Sirote & Permutt, P.C., a professional corporation, acting in its capacity as attorney for MidFirst Bank, 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 19 day of June, 2019.



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

Notary Public

My Commission Expires: _____



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name MidFirst Bank
c/o MidFirst Bank

Grantee's Name MidFirst Bank
c/o MidFirst Bank

Mailing Address 999 NW Grand Blvd. Ste 100
Oklahoma City, OK 73118

Mailing Address 999 NW Grand Blvd. Ste 100
Oklahoma City, OK 73118

Property Address 1108 Gables Dr Unit 1108
Hoover, AL 35244

Date of Sale 06/18/2019

Total Purchase Price \$94,136.00

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 _____

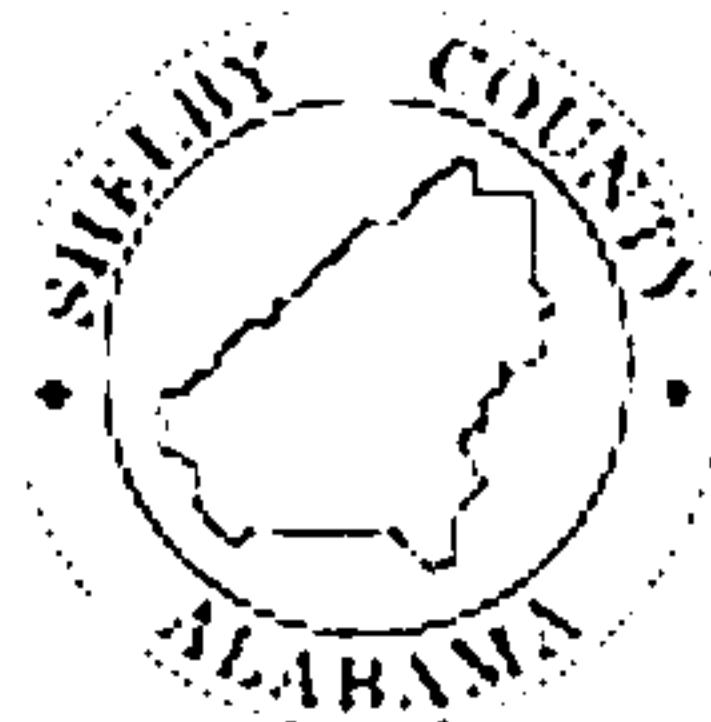
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 6/19/19

☐ 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
 06/20/2019 02:09:07 PM
 \$25.00 CHERRY
 20190620000220360

Allen S. Byrd