


# FORECLOSURE DEED

STATE OF ALABAMA       )  
                                      )  
SHELBY COUNTY         )

  
20190625000224930 1/3 \$167.00  
Shelby Cnty Judge of Probate: AL  
06/25/2019 12:44:34 PM FILED/CERT

## KNOW ALL MEN BY THESE PRESENTS:

**WHEREAS**, on to-wit, August 22, 2014, Monique Taylor, an unmarried woman, ("Mortgagors"), executed a certain mortgage ("Mortgage") to Mortgage Electronic Registration Systems, Inc., solely as nominee for Trustmark National Bank said Mortgage being recorded September 10, 2014 in Instrument Number 20140910000283110 in the Office of the Judge of Probate of Shelby County, Alabama; having been assigned to Trustmark National Bank by instrument recorded in Instrument Number 20160107000006360, in the Office of the Judge of Probate of Shelby County, Alabama.

**WHEREAS**, default was made in the payment of the indebtedness secured by said Mortgage, and Trustmark National Bank as holder, did declare all of the indebtedness secured by the said Mortgage, due and payable, and said Mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said Mortgage in accordance with the terms thereof, by U.S. Mail and by publication in Shelby County Reporter a newspaper published in Shelby County, Alabama, in its issues of 04/10/2019, 04/17/2019 and 04/24/2019.

**WHEREAS**, on June 7, 2019 the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Trustmark National Bank did offer for sale and sell at public outcry, in front of the Courthouse door, Shelby County, Alabama, the property hereinafter described; and

**WHEREAS**, the highest and best bid obtained for the property described in the Mortgage was the bid of My Place Rentals LLC in the amount of One Hundred Forty-Four Thousand Eight Hundred One and 00/100 (\$144,801.00) Dollars, which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to My Place Rentals LLC, as purchaser; and

**WHEREAS**, Michael Corvin conducted said sale on behalf of Trustmark National Bank as holder; and

**WHEREAS**, the terms of the Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchases;

**NOW THEREFORE**, in consideration of the premises and the payment of One Hundred Forty-Four Thousand Eight Hundred One and 00/100 (\$144,801.00) Dollars, Mortgagors, by and through Trustmark National Bank, does grant, bargain, sell and convey unto My Place Rentals LLC the following described real property situated in Shelby County, Alabama to wit:

Lot 7, according to the survey of Stoney Meadows Subdivision Phase I, as recorded in Map Book 36, Page 107, in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD**, the above described property unto My Place Rentals LLC, its successors, assigns and legal representatives; 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.

Shelby County, AL 06/25/2019  
State of Alabama  
Deed Tax: \$145.00

IN WITNESS WHEREOF, Trustmark National Bank as holder, has caused this instrument to be executed by and through Michael Corvin, as auctioneer conducting said sale for said Mortgagee, and said Michael Corvin, has hereto set hand and seal on this the 7<sup>th</sup> day of June 2019.

BY: Monique Taylor, Mortgagor(s)

BY: , Mortgagor(s)

BY: Trustmark National Bank,  
Mortgagee or Transferee of Mortgagee

BY:

(Sign)

BY:

(Print) Michael Corvin

Auctioneer and the person conducting said sale  
for the Mortgagee or Transferee of Mortgagee

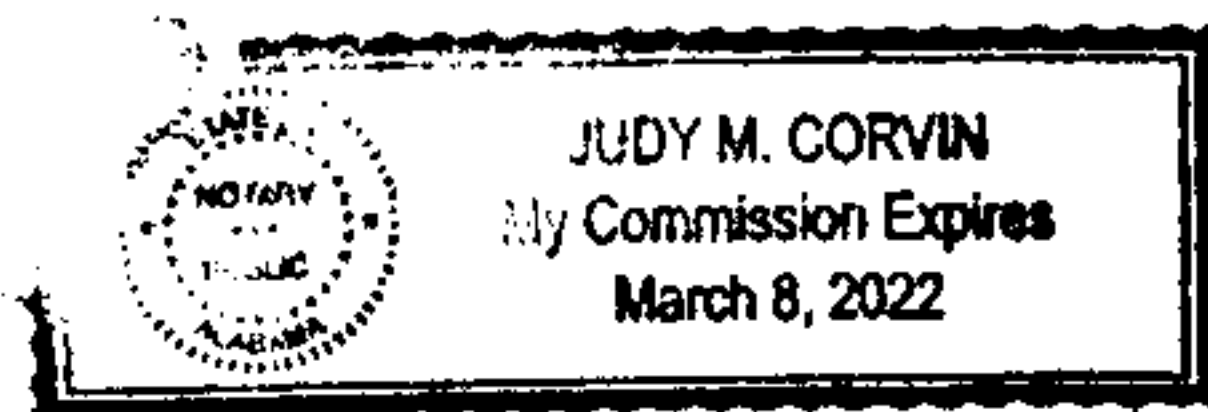
STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said in said State, hereby certify that Michael Corvin, whose name as auctioneer and attorney in-fact for the Mortgagee, 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 this conveyance, in capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7<sup>th</sup> day of June 2019

[Notary Seal]



Judy M. Corvin  
Notary Public  
My Commission Expires: \_\_\_\_\_

This instrument prepared by:

Paul K. Lavelle  
SPINA & LAVELLE, P.C.  
One Perimeter Park South, Suite 400N  
Birmingham, Alabama 35243  
(205) 298-1800  
Attorneys for Mortgagee

Grantor:

Trustmark National Bank  
201 County Place Parkway Suite B  
Pearl, MS 39208

Grantee:

My Place Rentals LLC  
1222 Edenton St  
Birmingham AL 35242

Property Address:

229 Stoney Trail  
Maylene, AL 35114



20190625000224930 2/3 \$167.00  
Shelby Cnty Judge of Probate, AL  
06/25/2019 12:44:34 PM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Trustmark National Bank Grantee's Name My Place Rentals LLC  
Mailing Address 201 County Place Pkwy Mailing Address 1222 Edenton St  
Suite B Birmingham, AL 35242  
Pearl, MS 39208

Property Address 229 Stoney Trail Date of Sale 6-7-19  
Maylene, AL 35114 Total Purchase Price \$ 144,801.00  
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 ☐ Appraisal  
☐ Sales Contract ☒ Other Foreclosure Sale  
☐ Closing Statement

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

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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 \_\_\_\_\_

Print Ellen Nunley

Sign Ellen Nunley  
(Grantor/Grantee/Owner/Agent) circle one

Unattested



20190625000224930 3/3 \$167.00  
Shelby Cnty Judge of Probate, AL  
06/25/2019 12:44:34 PM FILED/CERT

Form RT-1