

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore on June 30, 2009, to wit, Kristy Coleman, an unmarried woman, executed and delivered Mortgage Electronic Registration Systems, Inc. (“MERS”) (solely as nominee for Lender, DHI Mortgage Company, LTD., and Lender’s successors and assigns), a mortgage conveying to Mortgage Electronic Registration Systems, Inc. (“MERS”) (solely as nominee for Lender, DHI Mortgage Company, LTD., and Lender’s successors and assigns), the property hereinafter described, which said mortgage was given to secure an indebtedness there in mentioned, and which mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, under Instrument Number 20090728000288940; said Mortgage having been transferred and assigned by Mortgage Electronic Registration Systems, Inc. (“MERS”) (solely as nominee for Lender, DHI Mortgage Company, LTD., and Lender’s successors and assigns) to Alabama Housing Finance Authority by virtue of that certain Assignment of Mortgage dated December 5, 2018 and recorded in said Probate Office under Instrument Number 20181206000426640; and

WHEREAS, it was provided in said mortgage that if a default was made in the payment of the note, and each and every installment thereof, evidencing the indebtedness secured by said mortgage as they or any part thereof became due, then Mortgagee would have the right to declare the entire indebtedness secured by said mortgage due and payable at once and to sell the property conveyed by said mortgage at public outcry for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama, after first giving notice of the time, place and terms of said sale for three weeks by publication in any newspaper then published in said County; and

WHEREAS, it was further provided in said mortgage that in the event of such sale the said Assignee was authorized and empowered to purchase the property conveyed in said mortgage if the higher bidder therefore, the same as if it were a stranger to said conveyance and in such event the auctioneer or person making said sale was empowered, directed and authorized to execute a deed to such purchaser at said sale in the names of the Mortgages; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and said Alabama Housing Finance Authority, as Assignee, did declare all of the indebtedness secured by said mortgage due and payable; and

WHEREAS, Alabama Housing Finance Authority, as Assignee, acting under the power of sale contained in said mortgage, did give notice for three weeks by weekly insertion in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of April 17, 2019, April 24, 2019 and May 1, 2019, that it would sell said property at the Shelby County Courthouse door in the City of Columbiana, Alabama, at auction to the highest bidder for cash, during the legal hours of sale on June 21, 2019; and

WHEREAS, after having given said notice, Alabama Housing Finance Authority, as Assignee, on the 21st day of June, 2019, during the legal hours of sale, did offer said property to the highest bidder for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama; and

WHEREAS, Shelby Resources, Inc., being the highest, best and last bidder at said sale, became the purchaser of said property at and for the sum of One Hundred Twenty-Nine Thousand Five Hundred and No/100 Dollars (\$129,500.00).

NOW, THEREFORE, Kristy Coleman, by Aaron Warner, the auctioneer making said sale, and Aaron Warner, as said auctioneer, for and in consideration of the premises and the sum of One Hundred Twenty-Nine Thousand Five Hundred and No/100 Dollars (\$129,500.00), applied by Alabama Housing Finance Authority, as Assignee, to the indebtedness secured by said mortgage, do hereby Grant, Bargain, Sell and Convey unto the said, Shelby Resources, Inc., its successors and assigns, the following described property, situated in Shelby County, State of Alabama, to-wit:


Lot 99, according to the Survey of Kensington Place, Phase I, Sector I, as recorded in Map Book 37, Page 147, in the Probate Office of Shelby County, Alabama, together with the Right of Ingress and Egress granted in that certain Grant of Temporary Access Easement recorded in Instrument 20061227000626720, in said Probate Office.

This conveyance is made subject to any and all easements, encumbrances, restrictions, reservations and rights of way, if any, appearing of record affecting the above described property. This conveyance is also made subject to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America and unpaid taxes, if any.


TO HAVE AND TO HOLD, the aforegranted property unto the said Shelby Resources, Inc., its successors and assigns, forever.


IN WITNESS WHEREOF, Kristy Coleman, by Aaron Warner, the person making said sale, Alabama Housing Finance Authority, by Aaron Warner, as auctioneer and the person making said sale, and Aaron Warner, as auctioneer and the person making said sale, have caused this instrument to be executed on this, the 26 day of June, 2019.

KRISTY COLEMAN

By 
As auctioneer and the person making
said sale

ALABAMA HOUSING FINANCE
AUTHORITY

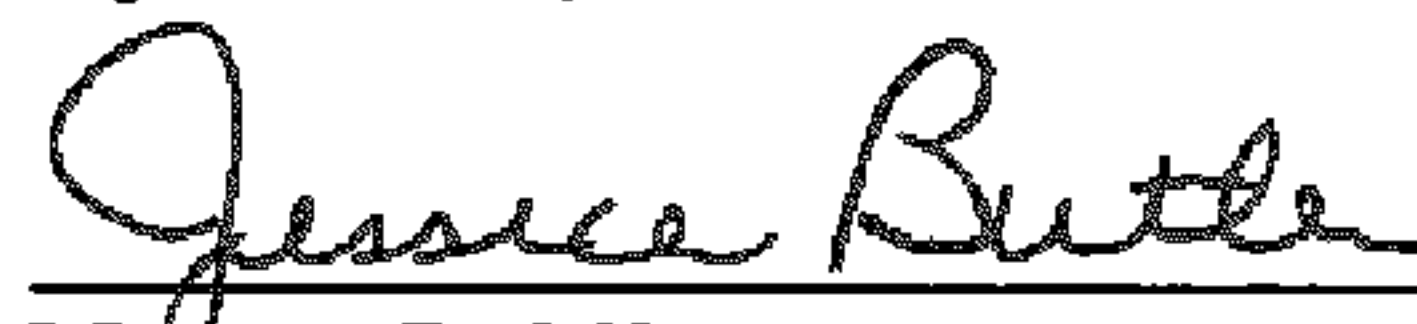
By: 
As auctioneer and the person making
said sale

By: 
As auctioneer and the person making
said sale

STATE OF ALABAMA)
:
COUNTY OF MONTGOMERY)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Aaron Warner, whose name as auctioneer and the person conducting said sale, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as auctioneer and the person making said sale, and with full authority, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal, this 26th day of June, 2019.


Notary Public
My commission expires: 10/19/19

(SEAL)

This instrument prepared by:
Bowdy J. Brown, Esq.
Sasser, Sefton & Brown, P.C.
Post Office Box 4539
Montgomery, AL 36103-4539
Our File No.: 49696-2775 Kristy Coleman (Gadson)
FOR AD VALOREM TAX PURPOSES: Shelby Resources, Inc., P.O. Box 419, Pelham, AL 35143, (205) 365-9825

Real Estate Sales Validation Form

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

Grantor's Name Kristy Coleman Grantee's Name Shelby Resources, Inc.
 Mailing Address 1229 Kensington Blvd. Mailing Address P.O. Box 419
Calera, AL 35040 Pelham, AL 35124

Property Address 1229 Kensington Blvd. Date of Sale 6/21/19
Calera, AL 35040 Total Purchase Price \$ 129,500
 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 deed
☐ 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 7/1/19 Print Mike Phillips
 Unattested _____ Sign Mike Phillips
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/01/2019 09:23:46 AM
 \$153.50 CHERRY
 20190701000233250

Allen S. Beryl