

PREPARED BY:

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STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20151123000402740

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, November 13, 2015, **Rufus L Dudley, Margaret Ann Dudley, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc, as mortgagee, as nominee for Home Point Financial Corporation, its successors and assigns**, which said mortgage is recorded in Instrument No. 20151123000402740, in the Office of the Judge of Probate of Shelby County, Alabama.; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **Home Point Financial Corporation**, as transferee, said transfer is recorded in Book 20190807000283740, Page, aforesaid records, and Home Point Financial Corporation, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said Home Point Financial Corporation did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 08/28/2019,09/04/2019,09/11/2019; and

WHEREAS, on September 16, 2019, the day on which the foreclosure sale was due to be held under the terms of said notice at 11:36 o'clock am, between the legal hours of sale, said foreclosure was duly and properly conducted and Home Point Financial Corporation did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Home Point Financial Corporation in the amount of **THREE HUNDRED TWENTY-SEVEN THOUSAND ONE HUNDRED FIFTY-SIX DOLLARS AND SIXTY CENTS (\$327,156.60)** which sum the said Home Point Financial Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Home Point Financial Corporation; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of **THREE HUNDRED TWENTY-SEVEN THOUSAND ONE HUNDRED FIFTY-SIX DOLLARS AND SIXTY CENTS (\$327,156.60)**, cash, on the indebtedness secured by said mortgage, the said **Rufus L Dudley, Margaret Ann Dudley**, acting by and through the said Home Point Financial Corporation as transferee, by John Robison, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Home Point Financial Corporation, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 43-A according to a Re-subdivision of Lots 42, 43, 44, 45, according to the Map of Meadow Brook 7th Sector, 2nd Phase, as recorded in map Book 19, Page 16, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Being the same property conveyed to Margaret Ann Dudley and Rufus L. Dudley in that Warranty Deed recorded September 26, 2012, in Instrument No. 20120926000367320, in the Probate Office of Shelby County,

Alabama.

TO HAVE AND TO HOLD the above described property unto Home Point Financial Corporation 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; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Rufus L Dudley, Margaret Ann Dudley, Mortgagor(s) by the said Home Point Financial Corporation have caused this instrument to be executed by John Robison, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said John Robison, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 20 day of September, 2019.

Rufus L Dudley, Margaret Ann Dudley, Mortgagor(s)

Home Point Financial Corporation, Mortgagee or Transferee of Mortgagee

By:
(sign)

John Robison

(print)

John Robison

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

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John Robison, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears the same date.

Given under my hand and official seal this 20th day of September, 2019.

Jordan Stallworth

NOTARY PUBLIC

My Commission Expires: 12/28/2020

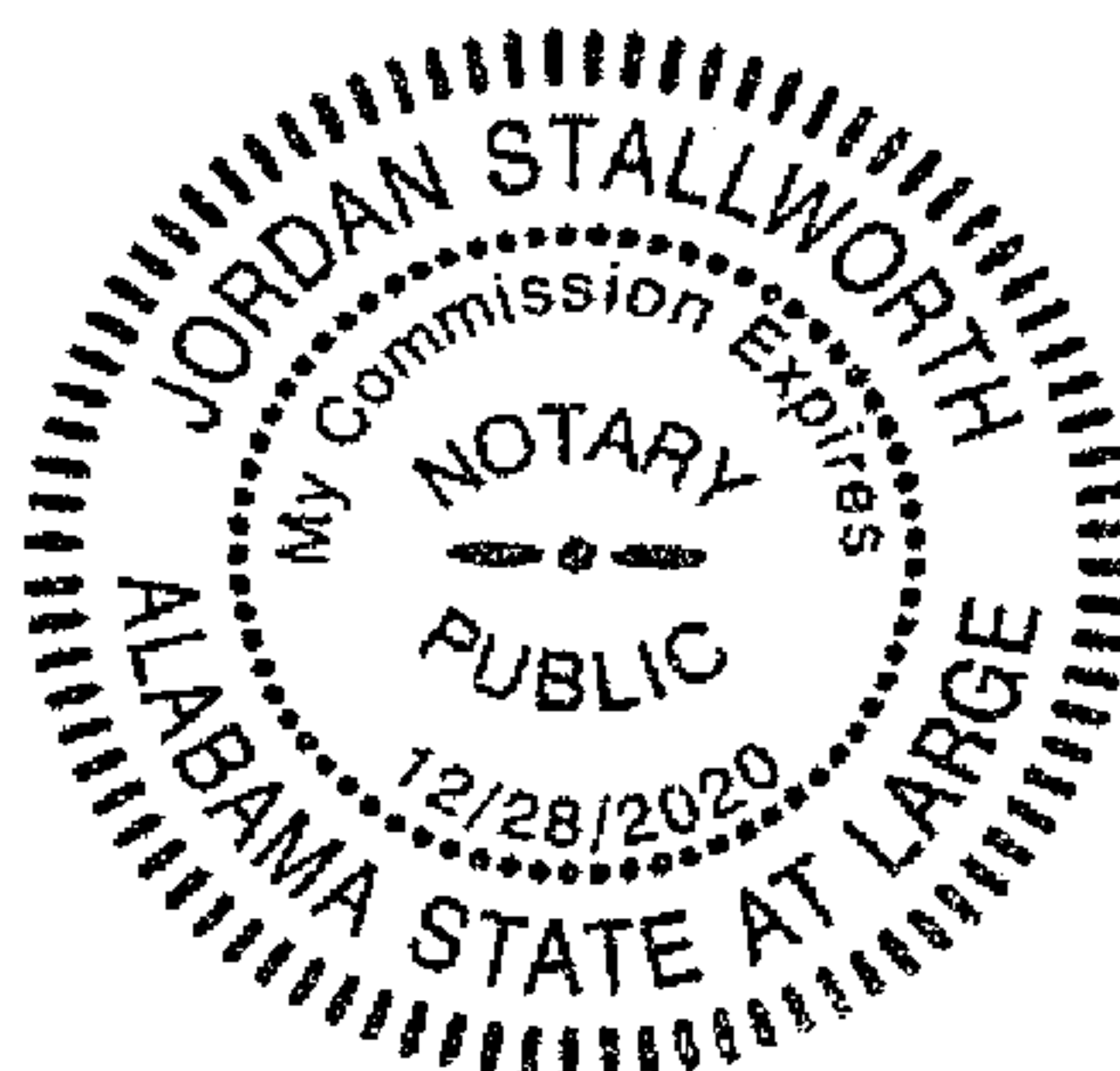
Grantee Name / Send tax notice to:

ATTN:

HOME POINT FINANCIAL SERVICES

11511 Luna Rd

Farmers Branch, TX 75234



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

Grantor's Name	Rufus L Dudley and Margaret Ann Dudley	Grantee's Name	Home Point Financial Corporation
Mailing Address	5084 Meadowbrook Road Birmingham, AL 35242	Mailing Address	11511 Luna Rd Farmers Branch, TX 75234
Property Address	5084 Meadowbrook Road Birmingham, AL 35242	Date of Sale	September 16, 2019
		Total Purchase price	\$327,156.60
		or	
		Actual Value	
		or	
		Assessed 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<input type="checkbox"/> 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).

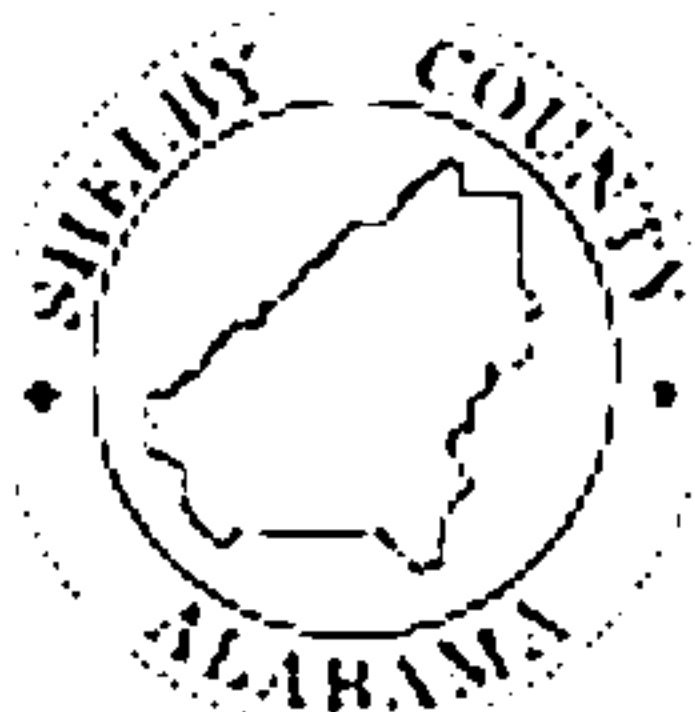
Date 9.20.19Print John RobisonUnattested

(verified by)

Sign

John Robison

(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
 09/24/2019 03:57:00 PM
 \$33.00 CHARITY
 20190924000349560

File No.: 9181819

Allen S. Bayl