

SEND TAX NOTICE TO:
Celink
3900 Capital City Blvd.
Lansing, MI 48906

20200113000016680
01/13/2020 11:19:02 AM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 26th day of February, 2007, Clifford Taft and Louise Taft, husband and wife, executed that certain mortgage on real property hereinafter described to James B. Nutter & Company, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070313000113340, said mortgage having subsequently been transferred and assigned to Reverse Mortgage Funding, LLC, by instrument recorded in Instrument number 20191015000379360, 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 Reverse Mortgage Funding, LLC 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 November 20, 2019, November 27, 2019, and December 4, 2019; and

WHEREAS, on January 7, 2020, 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 Reverse Mortgage Funding, LLC 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, Reverse Mortgage Funding, LLC was the highest bidder and best bidder in the amount of One Hundred Thirty-Seven Thousand Two Hundred Fifty-Nine And 32/100 Dollars (\$137,259.32) on the indebtedness secured by said mortgage, the said Reverse Mortgage Funding, LLC, by and through Sirote & Permutt, P.C., as attorney for said Transferee, does hereby grant, bargain, sell and convey unto Reverse Mortgage Funding, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 42, according to the Survey of Scottsdale, as recorded in Map Book 6, Page 101, in the Probate Office of Shelby County, Alabama.

The hereinabove described property being one and the same as described in deed recorded in Instrument Number 20020606000266860.

TO HAVE AND TO HOLD the above described property unto Reverse Mortgage Funding, LLC 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, Reverse Mortgage Funding, LLC, 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 8th day of January, 2020.

Reverse Mortgage Funding, LLC

By: Sirote & Permutt, P.C.

Its: Attorney

By: 
Ginny Rutledge, Esq.

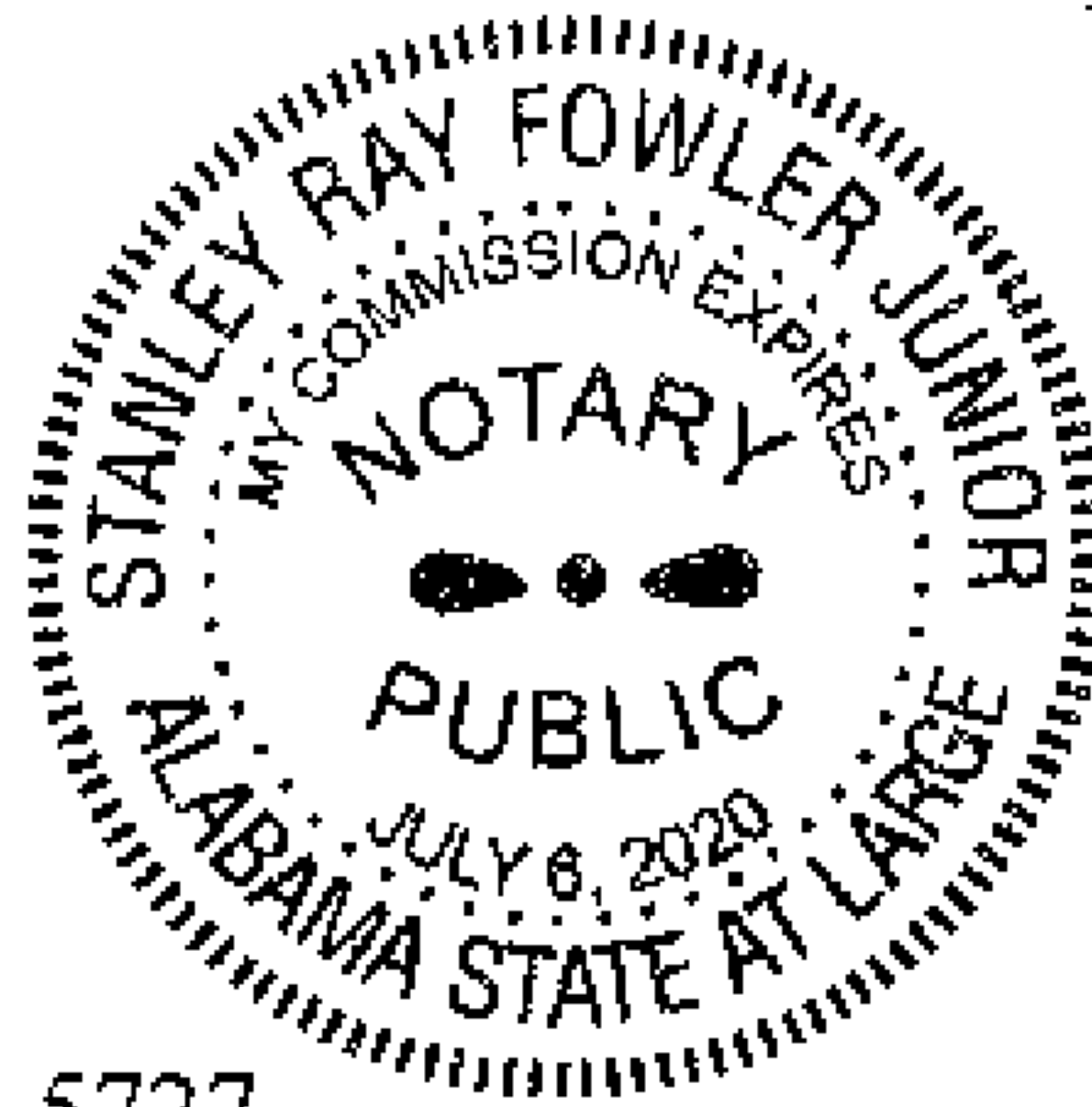
STATE OF ALABAMA)

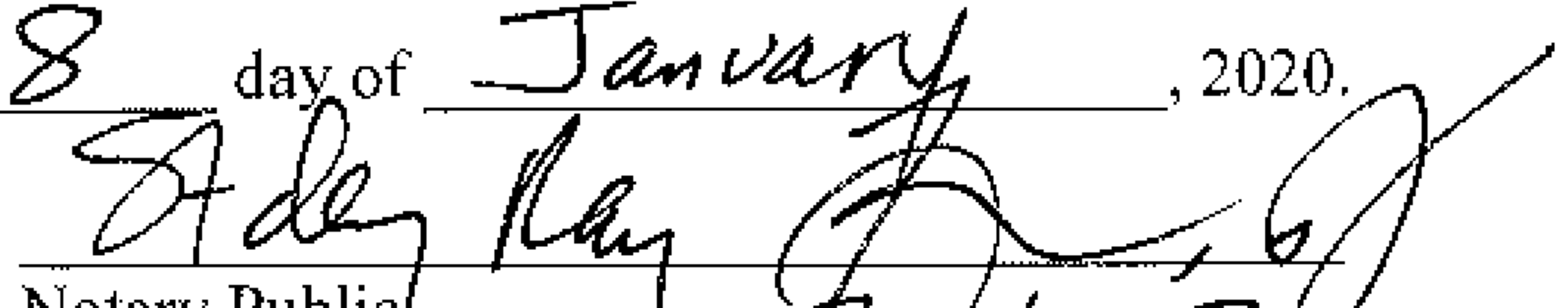
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ginny Rutledge, whose name as attorney of Sirote & Permutt, P.C., a professional corporation, acting in its capacity as attorney for Reverse Mortgage Funding, LLC, 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 8 day of January, 2020.

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




Notary Public
My Commission Expires: 7-6-20



Real Estate Sales Validation Form

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

Grantor's Name Reverse Mortgage Funding,
LLC
c/o Celink

Grantee's Name Reverse Mortgage Funding,
LLC
c/o Celink

Mailing Address 3900 Capital City Blvd.
Lansing, MI 48906

Mailing Address 3900 Capital City Blvd.
Lansing, MI 48906

Property Address 42 Williams Drive
Alabaster, AL 35007

Date of Sale 01/07/2020

Total Purchase Price \$137,259.32

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 Bid Price

☐ 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.

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 01/08/2020

Print Johnathan Byrd

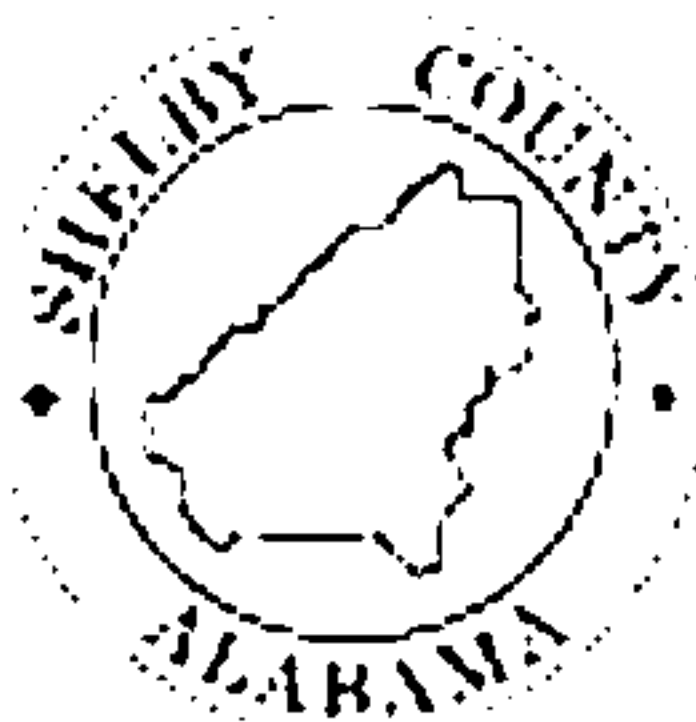
☐ Unattested

(verified by)

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
01/13/2020 11:19:02 AM
\$34.00 CHERRY
20200113000016680

Allie S. Byrd