

STATE OF ALABAMA  
COUNTY OF SHELBY

20200117000024900 1/3 \$30.00  
Shelby Cnty Judge of Probate, AL  
01/17/2020 02:04:35 PM FILED/CERT

FORECLOSURE DEED

KNOWN ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore on, to-wit, 9/5/2017, Ronnie Martin Jr, a married man, as Mortgagors, executed a Real Estate Mortgage on the property hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC which is recorded as Instrument # 20170926000349980, in the Office of the Judge of Probate, Shelby County, Alabama on 9/26/2017 and subsequently assigned to CARRINGTON MORTGAGE SERVICES, LLC and recorded as Instrument # 180824000 on 8/24/2018, and,

WHEREAS, in and by said Real Estate Mortgage, the said Mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door of said County, 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 consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said Real Estate Mortgage provided that in case of sale under the power and authority contained in same, the said Mortgagee, or any person conducting said sale for the Mortgagee, was authorized to execute title to the purchaser at said sale; and it was further provided in and by said Real Estate Mortgage that the said Mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and,

WHEREAS, default was made in the payment of the indebtedness secured by said Real Estate Mortgage, and the said Mortgagee did declare all of the indebtedness secured by said Real Estate Mortgage due and payable and said Real Estate Mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said Real Estate Mortgage in the SHELBY COUNTY REPORTER, a newspaper published in SHELBY County, in its issues of 10/23/2019, 10/30/2019, and 11/6/2019; and,

WHEREAS, on 11/19/2019, 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 and properly conducted, and the said Mortgagee did offer for sale and sell at public outcry in front of the door of the Courthouse of Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, Thomas Wright, was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Mortgagee; and,

WHEREAS, the highest and best bid for the property described in the aforementioned Real Estate Mortgage was the bid of CARRINGTON MORTGAGE SERVICES, LLC, in the amount of \$68,324.00, which sum of money the said Mortgagee offered to credit on the indebtedness secured by said Real Estate Mortgage and said property was thereupon sold to the said CARRINGTON MORTGAGE SERVICES, LLC;

NOW THEREFORE, in consideration of the premises and of a credit in the amount of \$68,324.00 on the indebtedness secured by said Real Estate Mortgage, the said Mortgagee by and through Thomas Wright, as Auctioneer conducting said sale and as Attorney-in-Fact for said Mortgagee, and the said Thomas Wright, as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said CARRINGTON MORTGAGE SERVICES, LLC, the following described real property situated in Montevallo, Shelby County, Alabama, to-wit:

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN THE COUNTY OF SHELBY,  
STATE OF ALABAMA:

LOT 19, ACCORDING TO THE SURVEY OF CANTERBURY ESTATES, FIRST ADDITION,  
AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY,  
ALABAMA, IN MAP BOOK 16, PAGE 67; BEING SITUATED IN SHELBY COUNTY,  
ALABAMA.



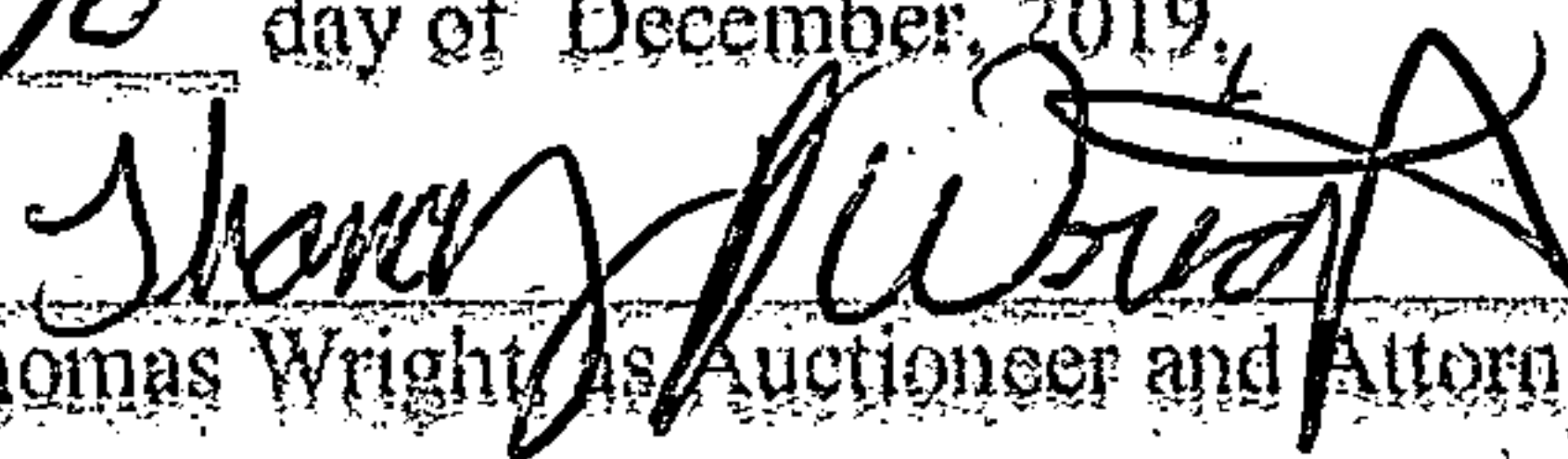
BEING THE SAME PROPERTY CONVEYED TO RONNIE MARTIN JR BY WARRANTY DEED FROM TROPHY DEVELOPMENT, LLC A LIMITED LIABILITY COMPANY, DATED MARCH 15, 2006, RECORDED ON FEBRUARY 27, 2009 AS INSTRUMENT # 20090227000069750.

APN: 36 2 03 0 003 019.000

COMMONLY KNOWN AS: 130 BUCKINGHAM CIRCLE, MONTEVALLO, AL 35115

TO HAVE AND TO HOLD the above described property unto CARRINGTON MORTGAGE SERVICES, LLC, 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.

IN WITNESS WHEREOF, the said Mortgagee has caused this instrument to be executed by and through Thomas Wright, as Auctioneer conducting this said sale and as Attorney-in-Fact, and Thomas Wright, as Auctioneer conducting said sale, has hereto set his hand and seal on this, the 10 day of December, 2019.

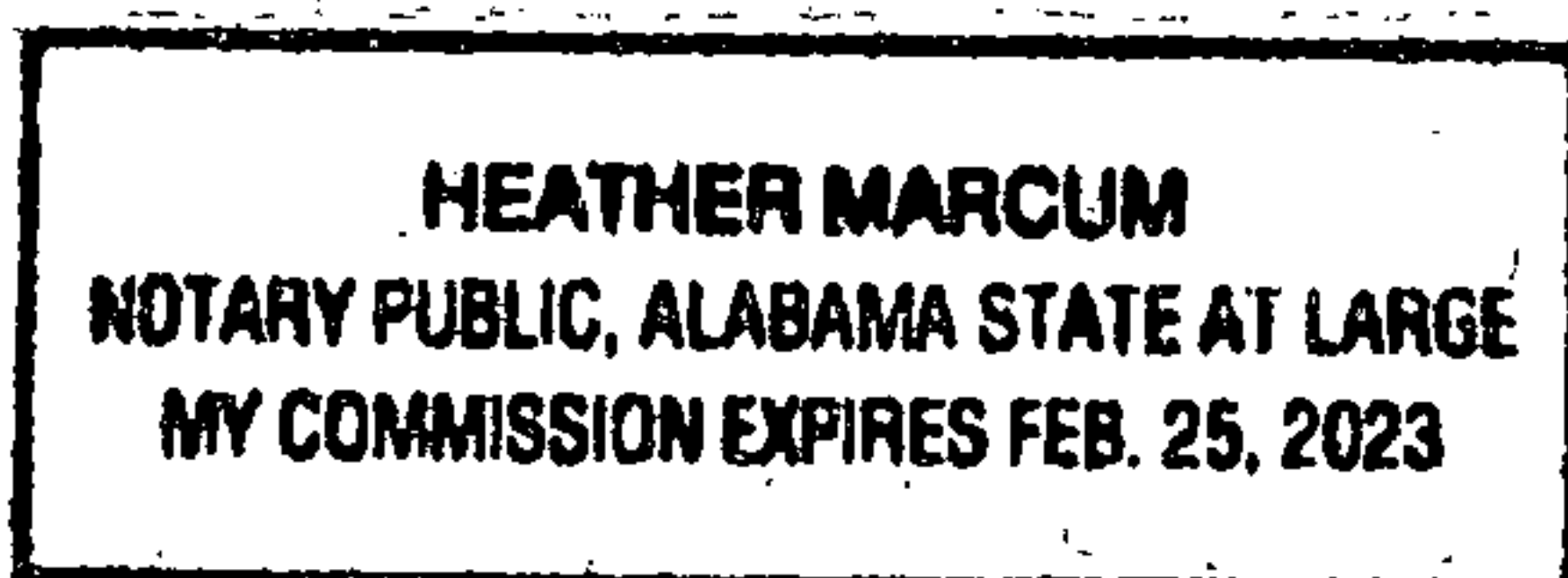
  
Thomas Wright, as Auctioneer and Attorney-in-Fact


  
Thomas Wright, as Auctioneer Conducting said Sale

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Thomas Wright, whose name as Auctioneer and Attorney-in-Fact for CARRINGTON MORTGAGE SERVICES, LLC 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 said Auctioneer and Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

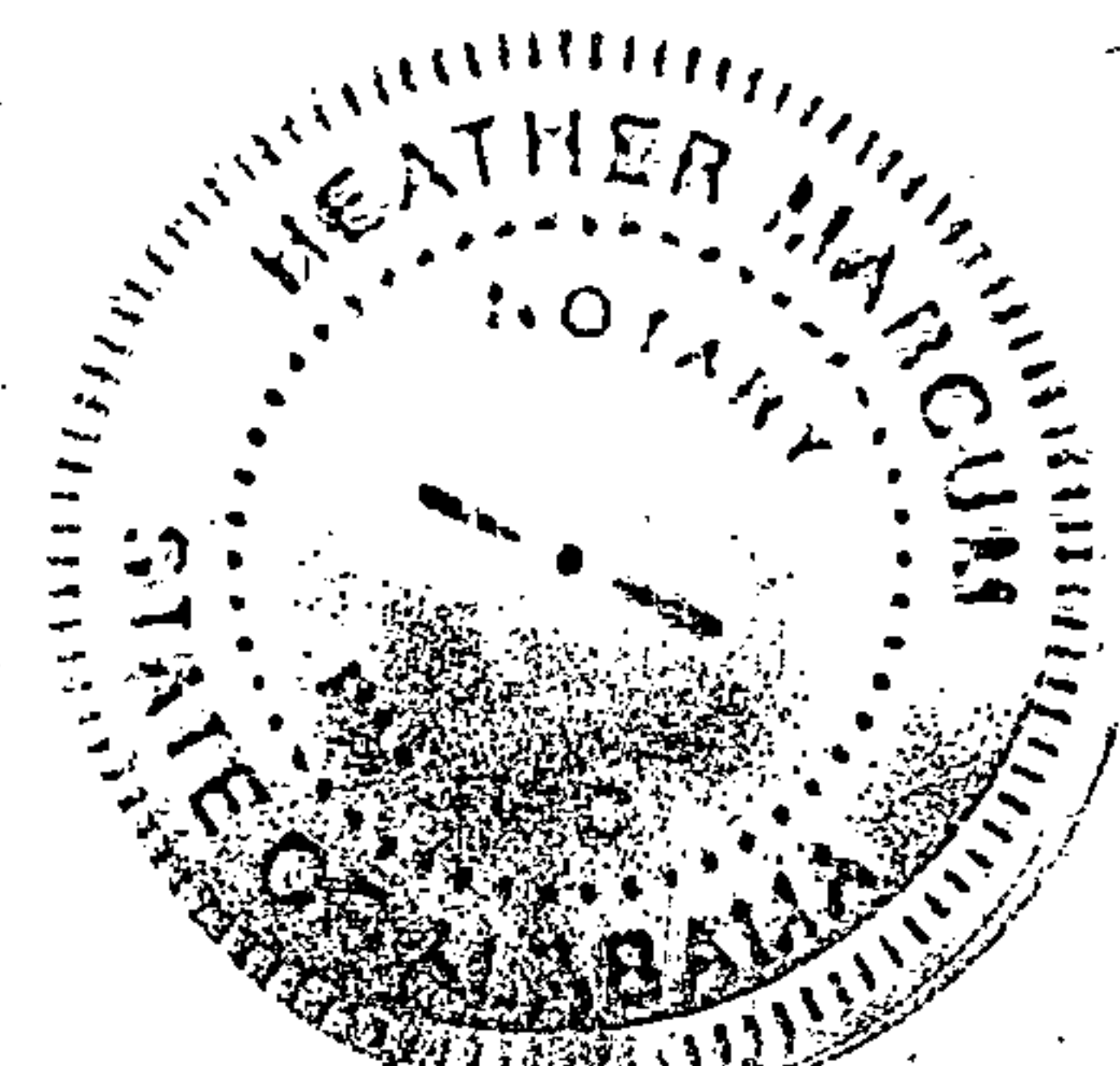
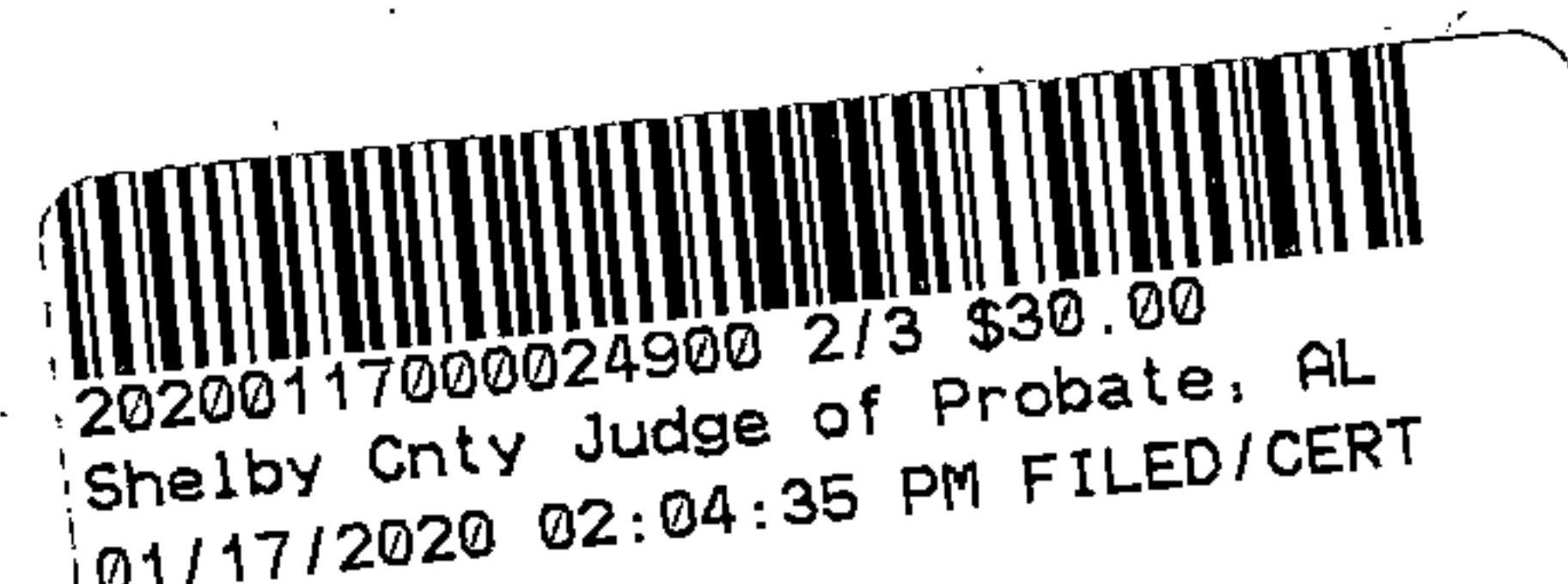
Given under my hand and official seal on this, the 10th day of December, 2019.



  
Notary Public, State of Alabama at Large  
My Commission Expires: 2-25-23

This instrument was prepared by: Kent McPhail of Kent McPhail & Associates, LLC, 126 Government St., Mobile, AL 36602.

Send Tax Notice To:  
CARRINGTON MORTGAGE SERVICES, LLC  
1600 S. Douglass Road, Suite 200-A  
Anaheim, CA 92806





# Real Estate Sales Validation Form

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

Grantor's Name Ronnie Martin Jr.  
Mailing Address 131 E. Willow Circle  
Calera, AL 35040

Grantee's Name Carrington Mortgage Services  
Mailing Address 1600 S. Douglass Rd, Ste 200-A  
Anaheim, CA 92806

Property Address 130 Buckingham Circle  
Montevallo, AL 35115

Date of Sale 11-19-2019  
Total Purchase Price \$ 68,234.<sup>00</sup>

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 amount bid at FC 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 12/10/2019

Print Thomas Wright

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested



20200117000024900 3/3 \$30.00  
Shelby Cnty Judge of Probate, AL  
01/17/2020 02:04:35 PM FILED/CERT

Form RT-1