

**PREPARED BY:**

Matthew W. Penhale, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Two North Twentieth  
2-20th Street North, Suite 1000  
Birmingham, AL 35203

STATE OF ALABAMA  
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20051011000528390

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, September 28, 2005, **Mary Elizabeth Tkacik A/K/A Mary E. Tkacik, A Single Woman, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc., solely as a nominee for Castle Mortgage Corp. its successors and assigns**, which said mortgage is recorded in Instrument No. 20051011000528390, 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 **Nationstar Mortgage LLC d/b/a Mr. Cooper**, as transferee, said transfer is recorded in Instrument 20151207000416950, aforesaid records, and Nationstar Mortgage LLC d/b/a Mr. Cooper, 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 Nationstar Mortgage LLC d/b/a Mr. Cooper 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 12/18/2019,12/25/2019,01/01/2020; and

WHEREAS, on January 13, 2020, the day on which the foreclosure sale was due to be held under the terms of said notice at 12:18 o'clock am/pm between the legal hours of sale, said foreclosure was duly and properly conducted and Nationstar Mortgage LLC d/b/a Mr. Cooper 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 Birmingham, 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 MY PLACE RENTALS LLC in the amount of **TWO HUNDRED TWENTY-SEVEN THOUSAND DOLLARS AND NO CENTS (\$227,000.00)** which sum the said Nationstar Mortgage LLC d/b/a Mr. Cooper offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said MY PLACE RENTALS LLC; 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 TWO HUNDRED TWENTY-SEVEN THOUSAND DOLLARS AND NO CENTS (\$227,000.00), cash, on the indebtedness secured by said mortgage, the said Mary Elizabeth Tkacik A/K/A Mary E. Tkacik, A Single Woman, acting by and through the said Nationstar Mortgage LLC d/b/a Mr. Cooper as transferee, by Denise Koen, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto MY PLACE RENTALS LLC, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 22, according to the Survey of Phase One Caldwell Crossings, 2nd Sector, as recorded in Map Book 30, Page 116, in the Probate Office of Shelby County, Alabama.

Subject to: all easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD the above described property unto MY PLACE RENTALS LLC, 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, Mary Elizabeth Tkacik A/K/A Mary E. Tkacik, A Single Woman, Mortgagor(s) by the said Nationstar Mortgage LLC d/b/a Mr. Cooper have caused this instrument to be executed by Denise Koen, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Denise Koen, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 20<sup>th</sup> day of JANUARY, 2020.

Mary Elizabeth Tkacik A/K/A Mary E. Tkacik, Mortgagor(s)

Nationstar Mortgage LLC d/b/a Mr. Cooper, Mortgagee or Transferee of Mortgagee

By:  
(sign)

(print) Denise Koen

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

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Denise Koen, 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 20<sup>th</sup> day of JANUARY, 2020.

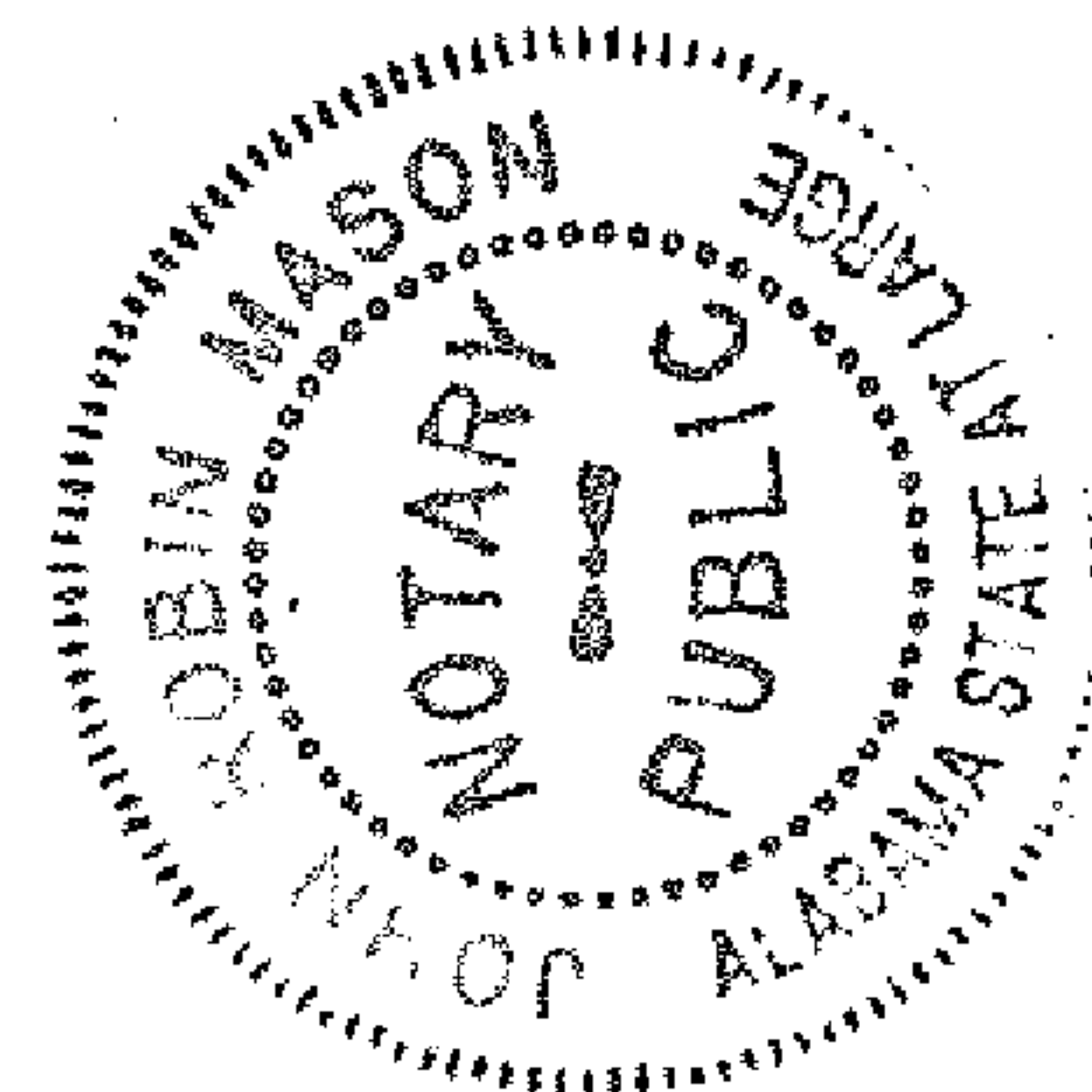
Edm Robin Mason  
NOTARY PUBLIC

My Commission Expires:

Grantee Name / Send tax notice to:  
ATTN:  
MY PLACE RENTALS LLC  
1222 EDENTON STREET  
BIRMINGHAM, AL 35242

My Commission Expires  
June 1, 2021

File No.: 976817



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

Grantor's Name	Mary Elizabeth Tkacik a/k/a Mary E. Tkacik	Grantee's Name	MY PLACE RENTALS LLC
Mailing Address	3743 Crossings Crest Birmingham, AL 35242	Mailing Address	1222 EDENTON STREET BIRMINGHAM, AL 35242
Property Address	3743 Crossings Crest Birmingham, AL 35242	Date of Sale	January 13, 2020
		Total Purchase price	\$227,000.00
		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.

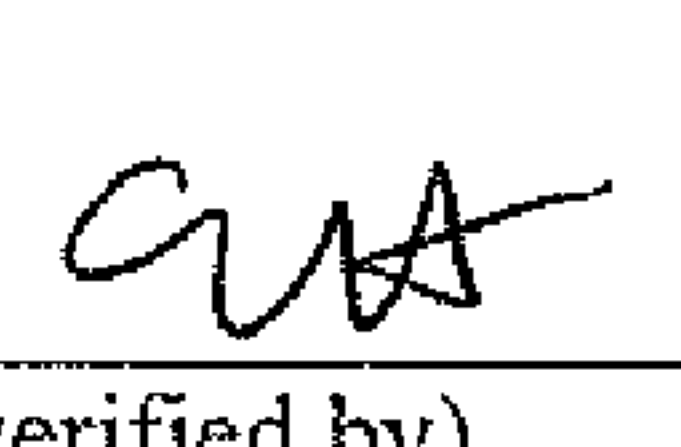
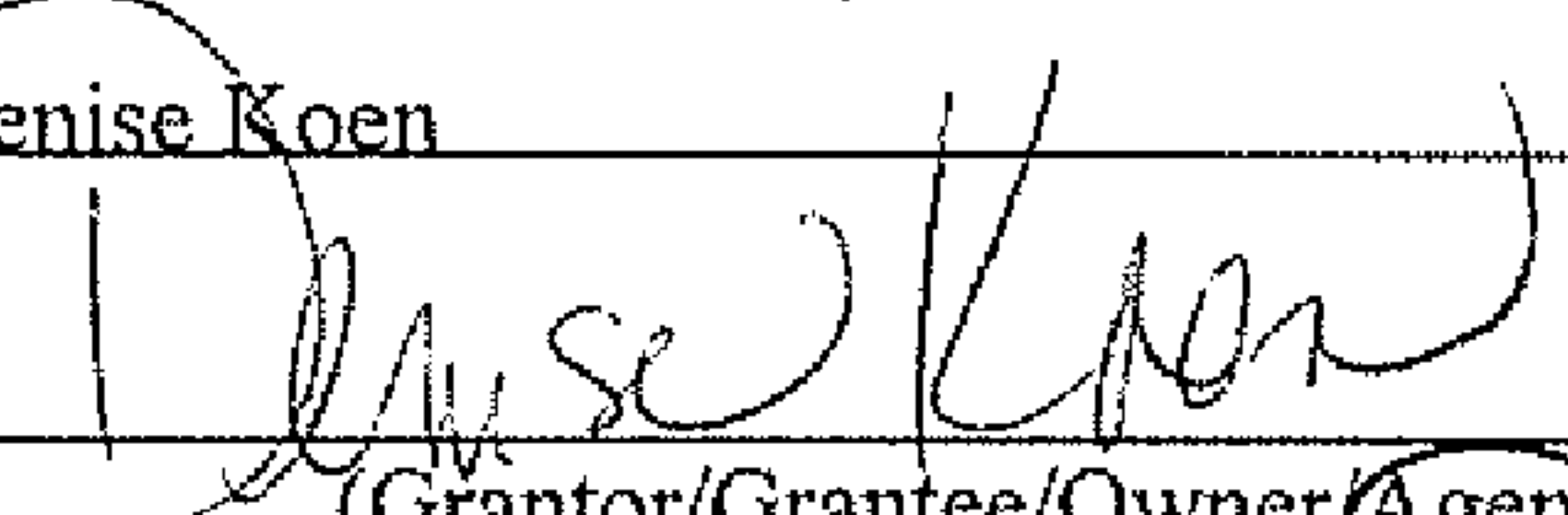
Date of Sale - the date on which interest to the property was conveyed.

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	1/20/2020	Print	Denise Koen
<input checked="" type="checkbox"/> Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

File No.: 976817



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
01/23/2020 01:49:43 PM  
\$259.00 CHERRY  
20200123000030740

Allen S. Bayl