

SEND TAX NOTICE TO:  
Bentley Drozdowicz Group LLC  
2619 Linger Ln  
Birmingham, AL 35226

20200204000046680  
02/04/2020 01:44:07 PM  
FCDEEDS 1/4

STATE OF ALABAMA       )  
SHELBY COUNTY         )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 8th day of November, 2018, Charles Darko and Olga Darko, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Christensen Financial, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20181115000403950, said mortgage having subsequently been transferred and assigned to Freedom Mortgage Corporation, by instrument recorded in Instrument Number 20190909000331180, 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 Freedom Mortgage Corporation 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 December 18, 2019, December 25, 2019, and January 1, 2020; and

WHEREAS, on January 21, 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 Freedom Mortgage Corporation 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, Bentley Drozdowicz Group LLC was the highest bidder and best bidder in the amount of One Hundred Sixty Thousand One Hundred And 00/100 Dollars (\$160,100.00) on the indebtedness secured by said mortgage, the said Freedom Mortgage Corporation, by and through Sirote & Permutt, P.C., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto Bentley Drozdowicz Group LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 152, according to the Survey of Kensington Place Phase II, as recorded in Map Book 42, Page 117, in the Probate Office of Shelby County, Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto Bentley Drozdowicz Group LLC, 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, Freedom Mortgage Corporation, 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 22nd day of January, 2020.

Freedom Mortgage Corporation

By: Sirote & Permutt, P.C.

Its: Attorney

By:

Jahan Berns, Esq.

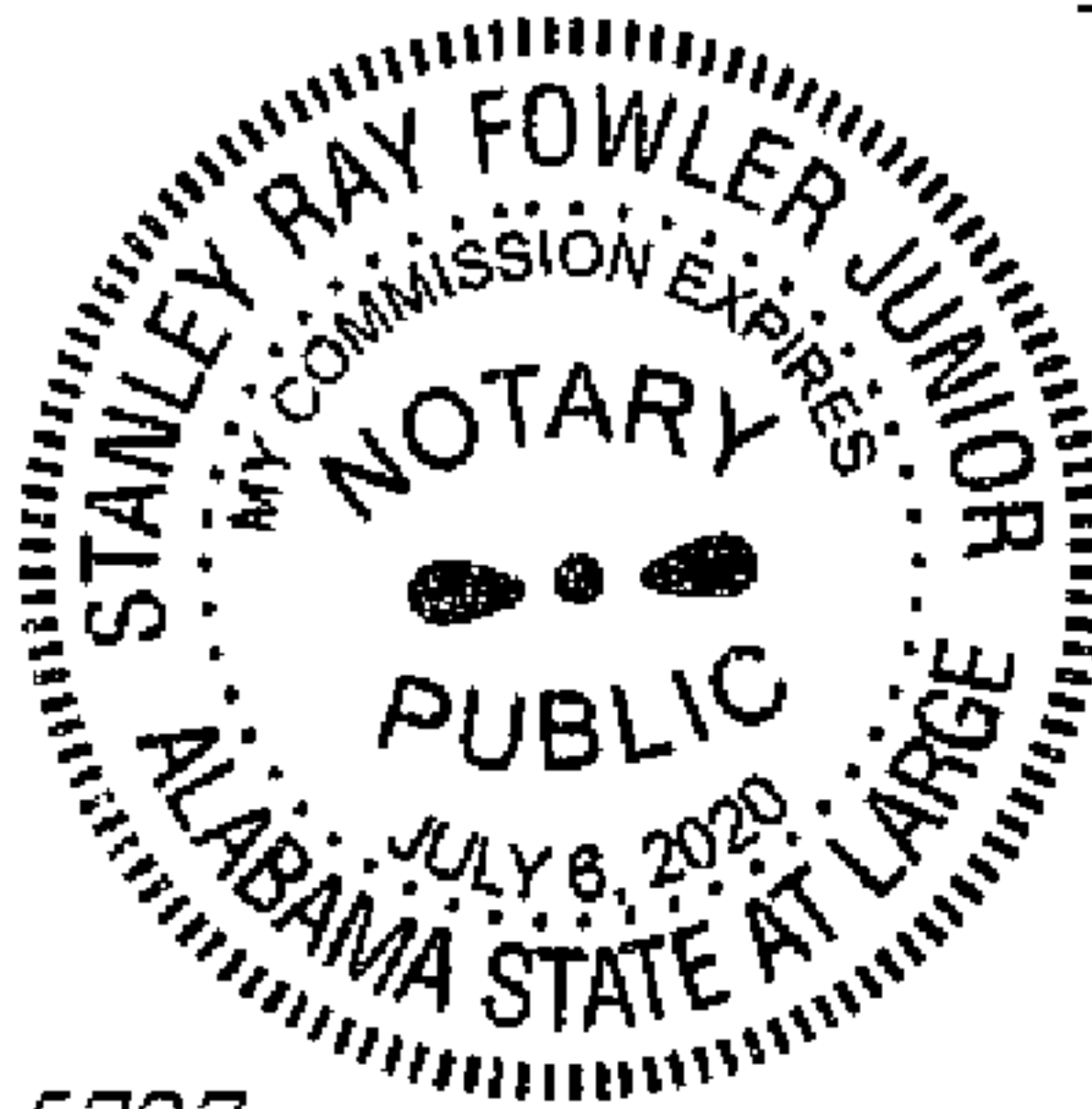
STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jahan Berns, whose name as attorney of Sirote & Permutt, P.C., a professional corporation, acting in its capacity as attorney for Freedom Mortgage Corporation, 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 22 day of January, 2020.

This instrument prepared by:  
Jahan Berns  
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 Freedom Mortgage Corporation  
c/o Freedom Mortgage Corporation

Mailing Address 10500 Kincaid Drive, Suite 300  
Fishers, IN 46037

Grantee's Name Bentley Drozdowicz Group LLC

Mailing Address 2619 Linger Lane  
Birmingham, AL 3521

Property Address 7040 Kensington Ave  
Calera, AL 35040

Date of Sale 01/21/2020

Total Purchase Price \$160,100.00

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 1/22/2020

☐ Unattested \_\_\_\_\_  
 (verified by)

Print Stephanie Jones  
 Sign Stephanie Jones  
 (Grantor / Grantee / Owner (Agent) circle one)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/04/2020 01:44:07 PM  
 \$35.00 CHERRY  
 20200204000046680

*Allen S. Bayl*

Form RT-1  
 Version 2.0