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03/10/2020 02:05:17 PM

FCDEEDS 1/3

SEND TAX NOTICE TO:

OLD CAHABA RESEDENTIAL ASSOCIATION
211 YEAGER PARKWAY
PELHAM, AL 35124

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 29th day of April, 2005, G. KENNY WILLIAMS and DIANE WILLIAMS, a married couple, executed the purchase of real property hereinafter described from American Homes and Land Corporation, which said warranty deed was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #20050519000244500; and on, to-wit: the 23rd day of September, 2015, DIANE WILLIAMS, (nee Johnson), executed a quitclaim deed in favor of G. KENNY WILLIAMS to the same real property hereinafter described, which said quitclaim deed was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #20150924000335410.

WHEREAS, in and by said deeds and attached and recorded Declaration of Covenants, Conditions and Restrictions for Old Cahaba, a Residential Subdivision, appearing of record in Instrument #20040813000455170, and all amendments thereto, the Old Cahaba Residential Association, Inc. (Transferor) was authorized and empowered in case of default in the payment of the homeowners association dues and assessments secured thereby, according to the terms thereof, to sell said property before the Courthouse door in 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 covenants and restrictions provided that in the case of sale under the power and authority contained in same, the Transferor or any person conducting said sale for the Transferor was authorized to execute title to the purchaser at said sale; and it was further provided in and by said covenants that the Transferor may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the homeowners association dues and assessments secured by the covenants, and Old Cahaba Residential Association, Inc. did declare all of the indebtedness secured by said covenants, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said property by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of Feb. 9th, Feb. 16th, and Feb. 23rd 2020, and

WHEREAS, on March 10th, 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 the Old Cahaba Residential Association, Inc. did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, John M. Alford as member of Alford & Barnes, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Old Cahaba Residential Association, Inc.; and

WHEREAS, the Old Cahaba Residential Association, Inc. was the highest bidder and best bidder in the amount of Eight Thousand Nine Hundred Ninety-Five Dollars and 33/100 (\$8,995.33) on the indebtedness secured by the covenants and restrictions, the said Old Cahaba Residential Association, Inc., by and through John M. Alford, as member of Alford & Barnes, LLC as auctioneer conducting said sale for said Transferor, does hereby grant, bargain, sell and convey unto the Old Cahaba Residential Association, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, to-wit:

Lot 1505, according to the Map of Old Cahaba IV, 2nd Addition Phase Four, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 33, at Page 131.

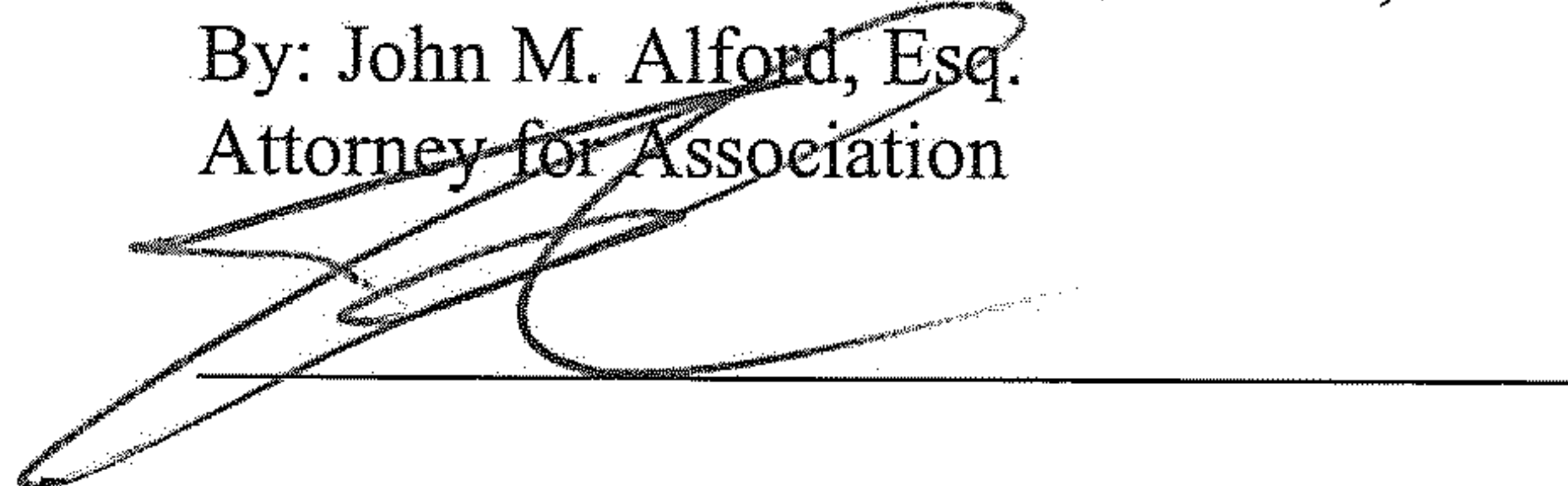
TO HAVE AND TO HOLD the above described property unto the Old Cahaba Residential Association, Inc., its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State 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, the Old Cahaba Residential Association, Inc., has caused this instrument to be executed by and through John M. Alford as member of Alford & Barnes, LLC, as auctioneer conducting said sale for said Transferor, and said John M. Alford as member of Alford & Barnes, LLC, as said auctioneer, has hereto set his hand and seal this 10th day of March, 2020.

Old Cahaba Residential Association, Inc.

By: John M. Alford, Esq.

Attorney for Association

A handwritten signature in black ink, appearing to be 'John M. Alford', is written over a horizontal line. The signature is stylized with a large, sweeping initial 'J'.

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John M. Alford, attorney for the Old Cahaba Residential Association, Inc., acting in his capacity as auctioneer for the Old Cahaba Residential Association, Inc., 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 the conveyance, he, with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as attorney for the said Transferor.

Given under my hand and official seal on this 10th day of March, 2020.


Notary Public

My Commission Expires: _____

03/10/20
2020

JOHN CARL BARNES
Notary Public, State of Alabama
My Commission Expires February 21, 2021

This instrument prepared by:

John M. Alford
Alford & Barnes, LLC
100 Brook Drive, Suite D
Helena, AL 35080



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/10/2020 02:05:17 PM
\$38.00 CHERRY
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Allen S. Bevil