

SEND TAX NOTICE TO:  
Kondaur Capital Corporation  
1 City Blvd. W. Suite 1700  
Orange, CA 92868

20200313000101620  
03/13/2020 02:30:28 PM  
FCDEEDS 1/4

STATE OF ALABAMA )

SHELBY COUNTY )

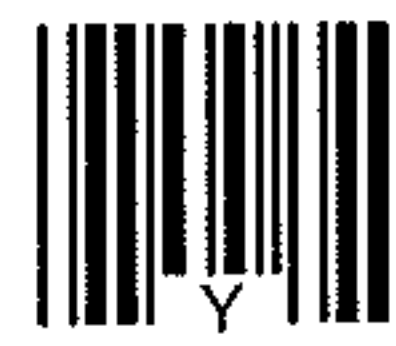
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 1st day of December, 2010, William G. Cox, executed that certain mortgage on real property hereinafter described to Wells Fargo Bank, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20101208000411800, said mortgage having subsequently been transferred and assigned to Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as Separate Trustee of Matawin Ventures Trust Series 2019-3, by instrument recorded in Instrument Number 20191017000382150, 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 Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as Separate Trustee of Matawin Ventures Trust Series 2019-3 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



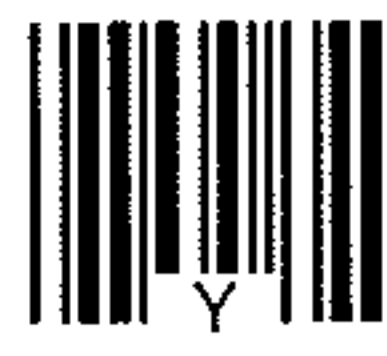
publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of February 16, 2020, February 23, 2020, and March 1, 2020; and

WHEREAS, on March 10, 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 Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as Separate Trustee of Matawin Ventures Trust Series 2019-3 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, Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as Separate Trustee of Matawin Ventures Trust Series 2019-3 was the highest bidder and best bidder in the amount of Fifty-Nine Thousand Nine Hundred And 00/100 Dollars (\$59,900.00) on the indebtedness secured by said mortgage, the said Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as Separate Trustee of Matawin Ventures Trust Series 2019-3, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby grant, bargain, sell and convey unto Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as Separate Trustee of Matawin Ventures Trust Series 2019-3 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Begin at the Northeast corner of Section 5, Township 24 North, Range 13 East; thence in a southerly direction along the East boundary of said Section a distance of 1546.84 feet, more or less, to intersection with the centerline of right of way of Southern Railroad; (the next four courses are along said centerline); thence turn 90 degrees 57 minutes to the right in a westerly direction 503.19 feet to point of beginning of the arc of a curve turning to the right, tangent to said straight line, a central angle of 3 degrees 55 minutes having a radius of 2886.98 feet and a chord of 197.24 feet in length; thence westerly and northwesterly along said arc 197.35 feet to the point of beginning, thence continue along same curve turning to the right, having a central angle of 11 degrees 19 minutes, having a radius of 2886.98 feet and a chord 569.29 feet in length; thence northwesterly along said arc 570.22 feet; thence northwesterly along a line tangent to said arc 70.44 feet to intersection with the centerline of an old road; said intersection being in the arc of a curve; turning to the right, having a central angel of 61 degrees 34 minutes having a radius of 170.97 feet and a chord 175.0 feet, in length, said chord forming an angle of 113 degrees 14 minutes to the right from the last mentioned course having a length of 70.44 feet; (the next two courses arc along centerline of old road); thence northeasterly along said arc 183.71 feet; thence northeasterly along a line tangent to said arc 511.46 feet; thence turn 109 degrees 48 minutes to the right in a southerly direction 426.77 feet, more or less, to the point of beginning.

Less and except property conveyed in deeds recorded in Real Book 18, Page 269 and Instrument No. 1997-22169 in the Probate Office of Shelby County, Alabama.



TO HAVE AND TO HOLD the above described property unto Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as Separate Trustee of Matawin Ventures Trust Series 2019-3 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, Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as Separate Trustee of Matawin Ventures Trust Series 2019-3, has caused this instrument to be executed by and through Tiffany & Bosco, P.A., as attorney for said Transferee, and said Tiffany & Bosco, P.A., as said attorney, has hereto set its hand and seal on this 12<sup>th</sup> day of March, 2020.

Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as Separate Trustee of Matawin Ventures Trust Series 2019-3

By: Tiffany & Bosco, P.A.

Its: Attorney

By:

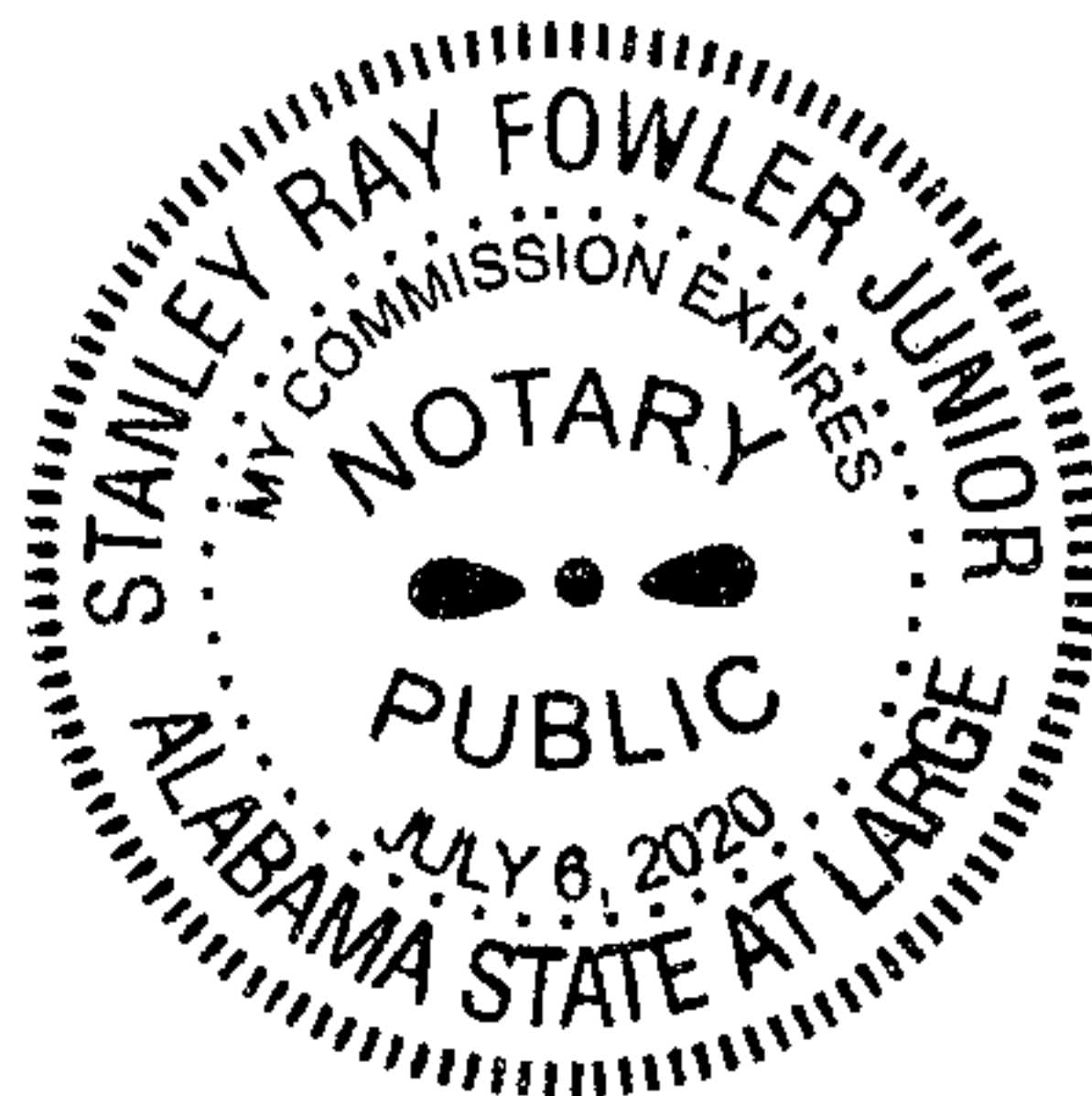
Elizabeth Loeffgren, Esq.

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Loeffgren, whose name as attorney of Tiffany & Bosco, P.A., a professional corporation, acting in its capacity as attorney for Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as Separate Trustee of Matawin Ventures Trust Series 2019-3, 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 12 day of March, 2020.



Notary Public

My Commission Expires: 7-6-20

This instrument prepared by:  
Elizabeth Loeffgren  
TIFFANY & BOSCO, P.A.  
2311 Highland Avenue South  
Suite 330  
Birmingham, Alabama 35205





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

Grantor's Name Kondaur Capital Corporation, not  
in its individual capacity but  
solely in its capacity as Separate  
Trustee of Matawin Ventures  
Trust Series 2019-3  
c/o Kondaur Capital  
Corporation

Grantee's Name Kondaur Capital Corporation, not  
in its individual capacity but solely  
in its capacity as Separate Trustee  
of Matawin Ventures Trust Series  
2019-3  
c/o Kondaur Capital  
Corporation

Mailing Address 1 City Blvd. W. Suite 1700  
Orange, CA 92868

Mailing Address 1 City Blvd. W. Suite 1700  
Orange, CA 92868

Property Address 130 Orangewood Cir  
Calera, AL 35040

Date of Sale 03/10/2020

Total Purchase Price \$59,900.00

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Bid Price

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 3/12/2020

☐ Unattested

\_\_\_\_\_  
 (verified by)

Print Jonathan Byrd  
 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  
 03/13/2020 02:30:28 PM  
 \$35.00 CHARITY  
 20200313000101620

*Allen S. Byrd*

**Form RT-1**  
 Version 2.0