

SEND TAX NOTICE TO:
MidFirst Bank
999 NW Grand Blvd. Ste 100
Oklahoma City, OK 73118

20200323000113390
03/23/2020 12:34:27 PM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 17th day of August, 2018, Selena Culver Castleberry, an unmarried woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for LoanDepot.com, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20180824000305580, said mortgage having subsequently been transferred and assigned to MidFirst Bank, by instrument recorded in Instrument No. 20191220000472120, 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 MidFirst Bank 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 January 22, 2020, January 29, 2020, and February 2, 2020; and

WHEREAS, on March 17, 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 MidFirst Bank 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, MidFirst Bank was the highest bidder and best bidder in the amount of One Hundred Seventy-One Thousand And 00/100 Dollars (\$171,000.00) on the indebtedness secured by said mortgage, the said MidFirst Bank, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby grant, bargain, sell and convey unto MidFirst Bank all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Map of YellowLeaf Ridge Estates, as recorded in Map Book 18, Page 127, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto MidFirst Bank 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, MidFirst Bank, 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 18th day of March, 2020.

MidFirst Bank

By: Tiffany & Bosco, P.A.
Its: Attorney

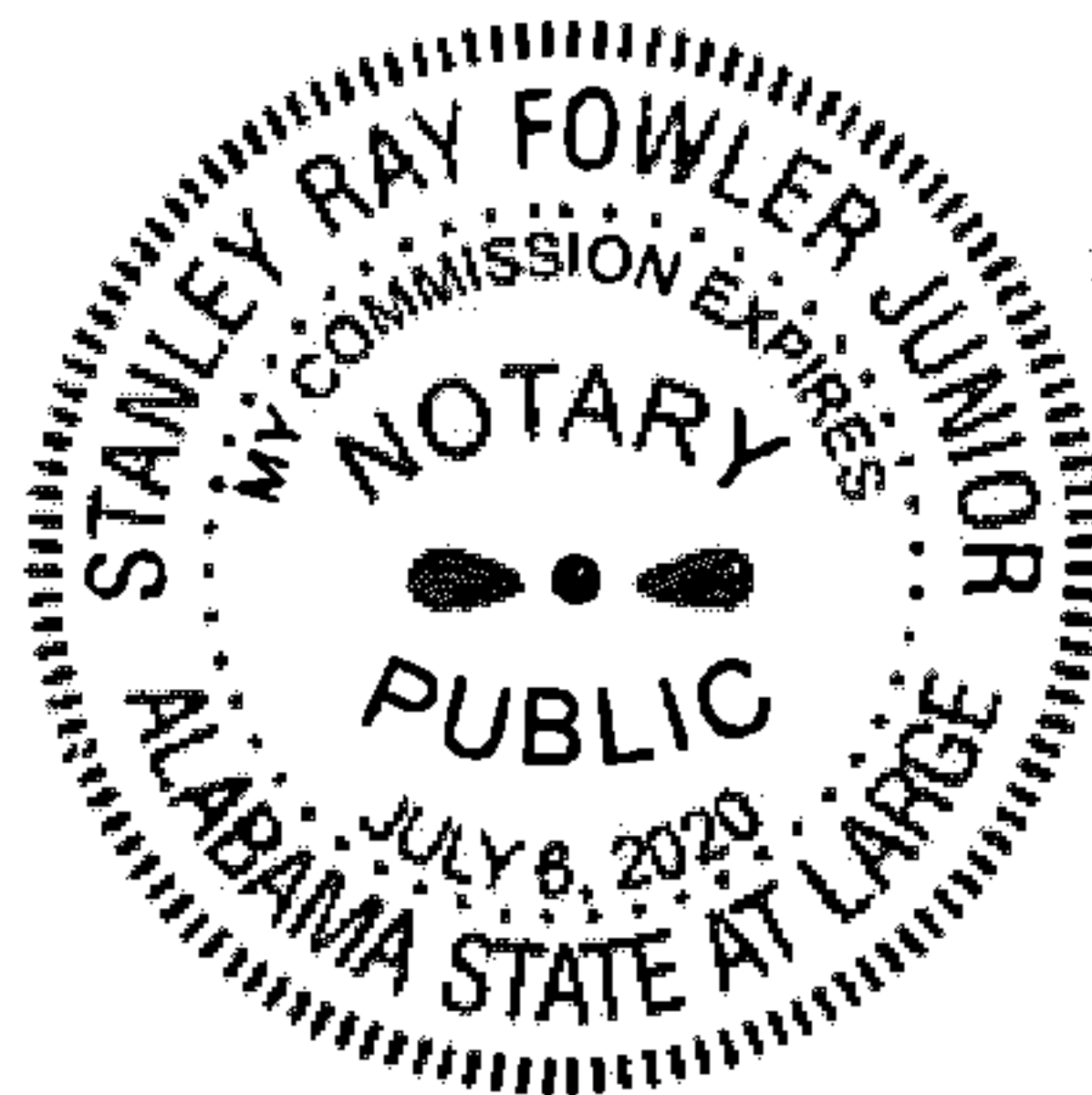
By: Rebecca Redmond, Esq.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca Redmond, whose name as attorney of Tiffany & Bosco, P.A., a professional corporation, acting in its capacity as attorney for MidFirst Bank, 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 18 day of March, 2020.



Notary Public

My Commission Expires: 7/8/20

This instrument prepared by:
Rebecca Redmond
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 MidFirst Bank
c/o MidFirst Bank

Grantee's Name MidFirst Bank
c/o MidFirst Bank

Mailing Address 999 NW Grand Blvd. Ste 100
Oklahoma City, OK 73118

Mailing Address 999 NW Grand Blvd. Ste 100
Oklahoma City, OK 73118

Property Address 30 Sweet Gum Lane
Chelsea, AL 35043

Date of Sale 03/17/2020

Total Purchase Price \$171,000.00

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 3/18/2020

☐ Unattested

 (verified by)

Print

Sign

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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/23/2020 12:34:27 PM
 \$34.00 CHERRY
 20200323000113390

Allen S. Byrd

Form RT-1
 Version 2.0