

Send Tax Notice to:
CARRINGTON MORTGAGE SERVICES, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

Source of Title:
Inst # 20090513000179860

MORTGAGE FORECLOSURE DEED

State of Alabama
Shelby County

KNOW ALL PERSONS BY THESE PRESENTS: That ERIC MARTIN AND KELLY MARTIN, husband and wife, did, on to-wit, May 7, 2009, execute a mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp., its successors and assigns, in the original principal amount of \$130,752.00, which mortgage was recorded on May 13, 2009, in Inst#20090513000179870; and last assigned to CARRINGTON MORTGAGE SERVICES, LLC, by virtue of that Assignment of Mortgage, recorded in the Office of the Judge of Probate of Shelby County, Alabama, on November 17, 2014, in Inst#20141117000361130.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said CARRINGTON MORTGAGE SERVICES, LLC did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in , a newspaper of general circulation published in Shelby County, Alabama, on 10/18/20, 10/25/20, 11/1/20; and

WHEREAS, on November 17, 2020, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and CARRINGTON MORTGAGE SERVICES, LLC, did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Columbiana, 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 CARRINGTON MORTGAGE SERVICES, LLC in the amount of \$117,670.00, which sum CARRINGTON MORTGAGE SERVICES, LLC paid, in the form of a credit against the indebtedness secured by said mortgage, and said property was thereupon sold to CARRINGTON MORTGAGE SERVICES, LLC; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and

purchase said property and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and payment of \$117,670.00, on the indebtedness secured by said mortgage, ERIC MARTIN AND KELLY MARTIN, husband and wife, acting by and through the said CARRINGTON MORTGAGE SERVICES, LLC by Cory Clark, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and the said CARRINGTON MORTGAGE SERVICES, LLC, by Cory Clark, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and Cory Clark, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto CARRINGTON MORTGAGE SERVICES, LLC the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 29, ACCORDING TO THE SURVEY OF MONTE TIERRA, AS RECORDED IN MAP BOOK 5, PAGE 114, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTSO-F-WAY, PROVISIONS, COVENANTS, TERMS, CONDITONS AND BUILDING SET BACK LINES OF RECORD.

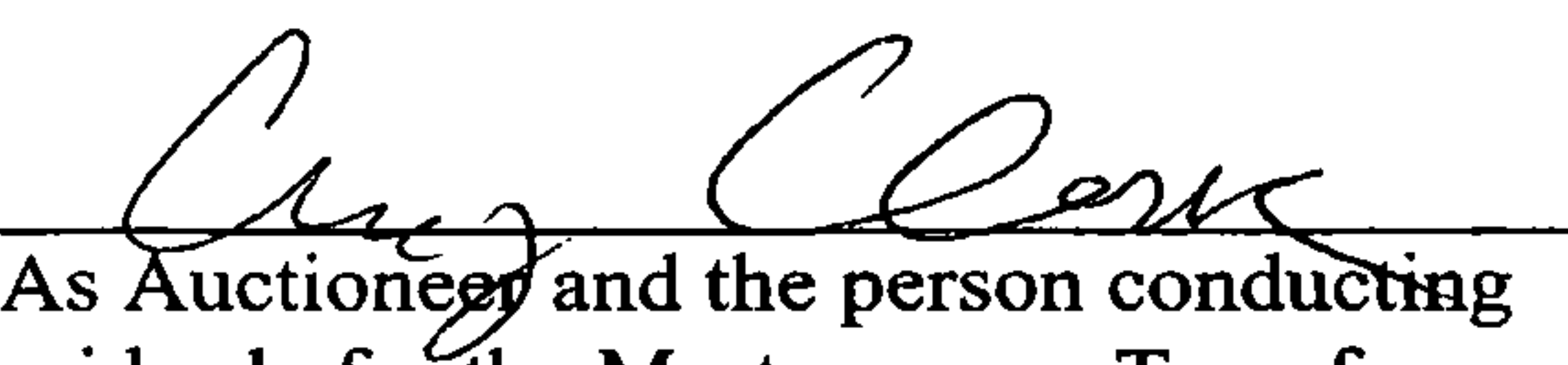
Property Known As: 29 Monte Tierra Trail, Alabaster, AL 35007

TO HAVE AND TO HOLD the above described property unto CARRINGTON MORTGAGE SERVICES, LLC forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said CARRINGTON MORTGAGE SERVICES, LLC, has caused this instrument to be executed by Cory Clark, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said undersigned has executed this instrument in his/her capacity as such auctioneer on this the ~~23rd~~ 24th day of November, 2020.

ERIC MARTIN AND KELLY MARTIN, husband and wife
Mortgagors

By: CARRINGTON MORTGAGE SERVICES, LLC
Mortgagee or Transferee of Mortgagee

By: 
As Auctioneer and the person conducting
said sale for the Mortgagee or Transferee
of Mortgagee – Cory Clark

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Cory Clark, whose name as Auctioneer and the person conducting said sale for the 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, in the 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 the same bears date.

Given under my hand and official seal this the ^{24th}~~28th~~ day of Nov., 2020.



Adrienne Ruffin

Notary Public
My Commission Expires: 8/26/2024

THIS INSTRUMENT WAS PREPARED BY:

Name: ROBERT J. SOLOMON
Address: SOLOMON | BAGGETT, LLC
3763 Rogers Bridge Road
Duluth, Georgia 30097

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

Grantor's Name ERIC MARTIN AND KELLY MARTIN
 Mailing Address 29 Monte Tierra Trail
Alabaster, AL 35007

Grantee's Name Carrington Mortgage Services, LLC
 Mailing Address 1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

Property Address 29 Monte Tierra Trail
Alabaster, AL 35007

Date of Sale 11/17/2020
 Total Purchase Price \$ 117,670.00
 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

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 12/2/20

Print Robert J. Solomon, Attorney

Unattested

KA
 (verified by)

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
 12/02/2020 04:12:19 PM
 \$36.00 CHARITY
 20201202000551720

Allen S. Bayl

Form RT-1