

20201209000563300  
12/09/2020 10:25:58 AM  
FCDEEDS 1/3

DOCUMENT PREPARED BY AND RETURN TO:

Victor Kang  
3145 Avalon Ridge Place  
Suite 100  
Peachtree Corners, GA 30071

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, heretofore, on, to-wit: the 12th day of December, 2008, RUBY HELEN BRASHER A SINGLE WOMAN executed that certain mortgage on real property hereinafter described to FIRST CHOICE FUNDING DBA NORSTAR MORTGAGE GRP, which said mortgage was recorded in the Office of the Judge of Probate in Shelby County, Alabama, on December 19, 2008, at Instrument Number 20081219000471030, Shelby County, Alabama Records, 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 2020-1**, by instrument recorded in at Instrument Number 20200824000365930, 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 Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in a 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 accordance with the loan terms, and Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as Separate Trustee of Matawin Ventures Trust Series 2020-1 did declare due 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 October 25, 2020, November 1, 2020, November 8, 2020, that the property would be sold on December 4, 2020; and

WHEREAS, on December 4, 2020, the day on which the foreclosure was due to be held under the terms of the 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 2020-1 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, Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as Separate Trustee of Matawin Ventures Trust Series 2020-1 was the highest bidder in the amount of Forty-Nine Thousand and 00/100 dollars (\$49,000.00), on the indebtedness secured by said mortgage; and Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as Separate Trustee of Matawin Ventures Trust Series 2020-1, by and through its undersigned counsel, 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 2020-1, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to wit:

COMMENCE AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 19, RANGE 1 WEST, SHELBY COUNTY, ALABAMA. THENCE RUN NORTH ALONG THE EAST 1/4 - 1/4 LINE A DISTANCE OF 330.0 FEET, THENCE RUN WEST AND PARALLEL WITH THE SOUTH 1/4 - 1/4 LINE A DISTANCE OF 326.0 FEET TO THE CENTERLINE OF A PUBLIC ROAD, THENCE TURN RIGHT 104.25 DEG AND RUN ALONG SAID ROAD A DISTANCE OF 220.0 FEET TO THE POINT OF BEGINNING, THENCE TURN RIGHT 04 DEGREES 15' AND RUN ALONG SAID ROAD

FILE NO.: KCP-20-03013

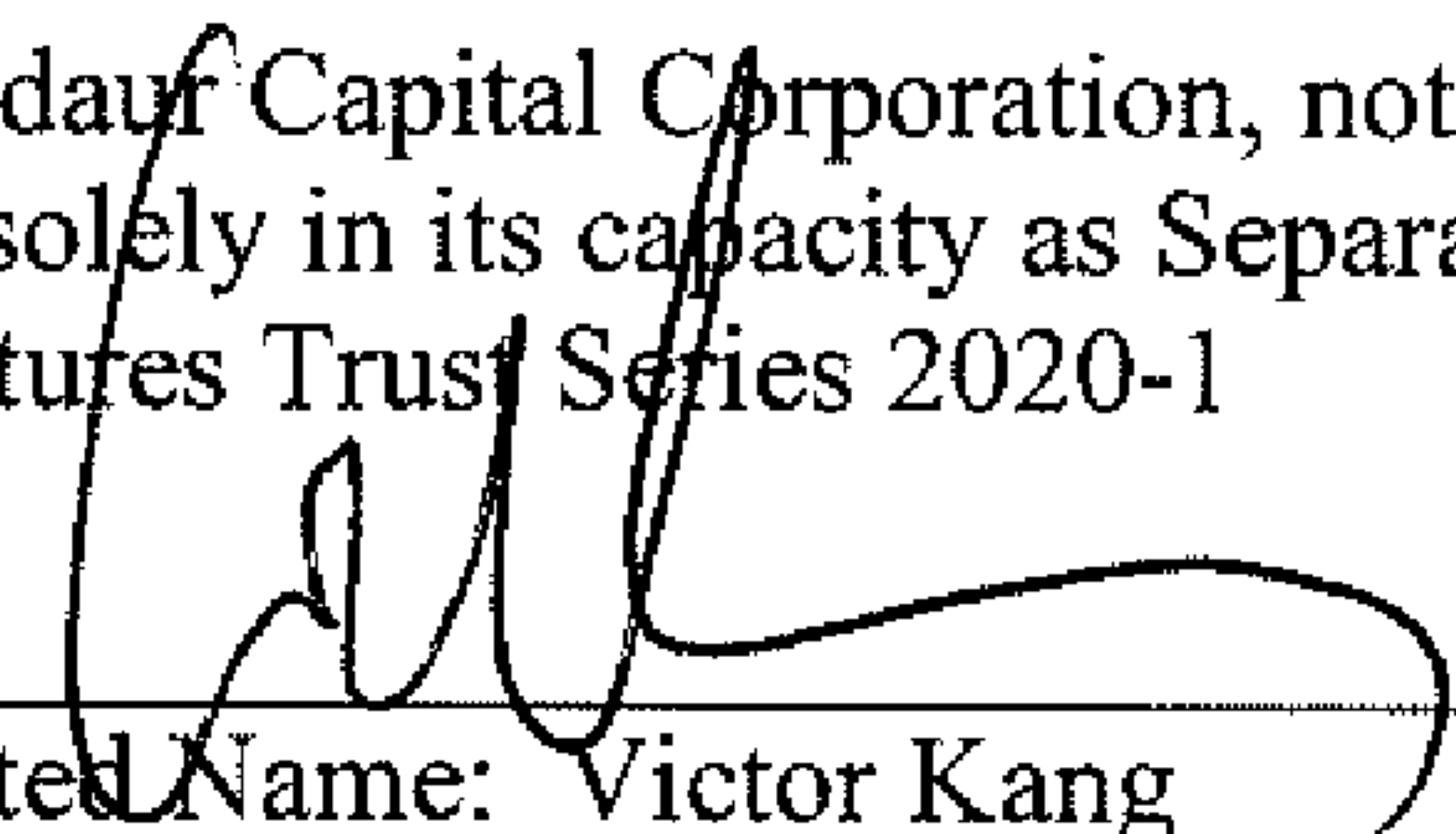
A DISTANCE OF 210.0 FEET; THENCE TURN LEFT 82° 30' AND RUN NORTHWESTERLY A DISTANCE OF 210.0 FEET. THENCE TURN LEFT 91° 30' AND RUN SOUTHWESTERLY A DISTANCE OF 210.00 FEET, THENCE TURN LEFT 82° 30' AND RUN SOUTHEASTERLY A DISTANCE OF 210.0 FEET TO THE POB

LESS AND EXCEPT THAT PORTION OF SAID TRACT LYING WITHIN THE RIGHT OF WAY OF THE PUBLIC ROAD.

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 2020-1 its successors/heirs and assigns, forever; subject, however, subject to the statutory rights of redemption from said foreclosure sale in favor of those parties or entities 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, zoning ordinances, any outstanding taxes, restrictive covenants, 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 2020-1, has caused this instrument to be executed by and through its undersigned counsel, as attorney for said Transferee, and said undersigned counsel for said Transferee, has hereto set his/her hand and seal on this the 7th day of December, 2020.

Kondaur Capital Corporation, not in its individual capacity  
but solely in its capacity as Separate Trustee of Matawin  
Ventures Trust Series 2020-1

By:   
Printed Name: Victor Kang  
Its: Attorney

STATE OF GEORGIA  
COUNTY OF GWINNETT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor Kang, acting in his/her 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 2020-1, 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/she, as such attorney and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her 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 2020-1.

Given under my hand and official seal on this 7th day of December, 2020.

  
Notary Public

My Commission Expires:

August 6, 2024



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name RUBY HELEN BRASHER  
 Mailing Address 3660 BRASHER LN  
BIRMINGHAM, AL 35242

Grantee's Name Kondaur Capital Corporation, not in its individual  
 Mailing Address capacity but solely in its capacity as Separate Trustee of  
Matawin Ventures Trust Series 2020-1  
333 S. ANITA DR. STE 400. ORANGE, CA 92868

Property Address 227 SEAL ROAD  
PHENIX CITY, AL 36869

Date of Sale 12/4/2020  
 Total Purchase Price \$ 49,000.00  
 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 ☐ Appraisal  
☐ Sales Contract ☒ Other MORTGAGE FORECLOSURE DEED  
☐ 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.

**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).

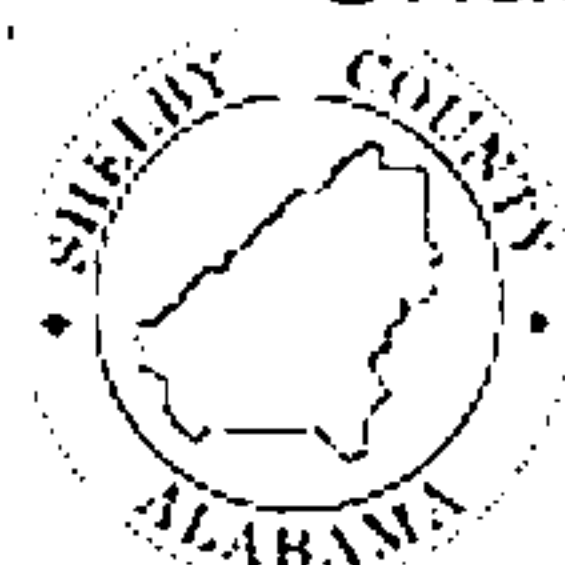
Date 12/9/2020

Print Jaclyn Marshall-Clarke

Unattested \_\_\_\_\_

Sign Jaclyn Marshall-Clarke

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records (verified by)  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/09/2020 10:25:58 AM  
 S33.00 CHARITY  
 20201209000563300

*Allen S. Boyd*

**Form RT-1**