

PREPARED BY:

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STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20170309000080780

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, February 27, 2017, **Austin T. Brown, A Single Man, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc. as nominee for Success Mortgage Partners, Inc. dba SMP Mortgage its successors and assigns**, which said mortgage is recorded in Instrument No. 20170309000080780, in the Office of the Judge of Probate of Shelby County, Alabama.; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **First Guaranty Mortgage Corporation**, as transferee, said transfer is recorded in Instrument 20180327000101380, aforesaid records, and First Guaranty Mortgage Corporation, is now the holder and owner of said mortgage and debt; and

WHEREAS, an inspection conducted prior to foreclosure determined the herein described property to be vacant or abandoned.

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said First Guaranty Mortgage Corporation did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 11/22/2020, 11/29/2020, 12/06/2020; and

WHEREAS, on January 14, 2021, the day on which the foreclosure sale was due to be held under the terms of said notice at 11:40 o'clock am/pm, between the legal hours of sale, said foreclosure was duly and properly conducted and First Guaranty Mortgage Corporation did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Avalanche Investments, Inc. in the amount of **SIXTY-SEVEN THOUSAND DOLLARS AND NO CENTS (\$67,000.00)** which sum the said First Guaranty Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Avalanche Investments, Inc.; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of SIXTY-SEVEN THOUSAND DOLLARS AND NO CENTS (\$67,000.00) cash, on the indebtedness secured by said mortgage, the said Austin T. Brown, A Single Man, acting by and through the said First Guaranty Mortgage Corporation as transferee, by Thomas J. Wright, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Avalanche Investments, Inc., and its successors and assigns,

as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 41, according to the Amended Map of Hanna Farms as recorded in Map Book 26, Page 129, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Avalanche Investments, Inc., its successors and assigns forever subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Austin T. Brown, A Single Man, Mortgagor(s) by the said First Guaranty Mortgage Corporation have caused this instrument to be executed by Thomas J. Wright, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Thomas J. Wright, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 26 day of January, 2021.

Austin T. Brown, Mortgagor(s)

First Guaranty Mortgage Corporation, Mortgagee or Transferee of Mortgagee

By:
(sign)

(print) Thomas J. Wright

Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Thomas J. Wright, whose name as Auctioneer and the person conducting said sale for 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, he, in his 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 that bears the same date.

Given under my hand and official seal this 26 day of January, 2021.

Heather Marcum
NOTARY PUBLIC

My Commission Expires:

2-25-2023

Grantee Name / Send tax notice to:
ATTN:
Avalanche Investments, Inc.
236 Riverfront St

Shelby, AL 35143

File No.: 973618

HEATHER MARCUM
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES FEB. 25, 2023

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

Grantor's Name	<u>Austin T. Brown</u>	Grantee's Name	<u>Avalanche Investments, Inc.</u>
Mailing Address	<u>111 Tyler Cir Vincent, AL 35178</u>	Mailing Address	<u>236 Riverfront St Shelby, AL 35143</u>
Property Address	<u>111 Tyler Cir Vincent, AL 35178</u>	Date of Sale	<u>January 14, 2021</u>
		Total Purchase price	<u>\$67,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessed Market Value	<u></u>

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)

<u></u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u>x</u> Other <u>FC Sale</u>
<u></u> 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	<u>1/26/2021</u>	Print	<u>Thomas J. Wright</u>
✓ Unattested	<u>CWA</u>	Sign	<u>[Signature]</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/02/2021 10:42:32 AM
\$96.00 CHERRY
20210202000054170

Allen S. Bayl