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03/02/2021 02:06:29 PM
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 26th day of February, 2008, JOEL D ELLISON SR, MARRIED & ELIZABETH A ELLISON, MARRIED (HUSBAND AND WIFE) executed that certain mortgage on real property hereinafter described to JIM WALTER HOMES, INC., which said mortgage was recorded in the Office of the Judge of Probate in Shelby County, Alabama, on March 31, 2008, at Instrument Number 20080331000128690, Shelby County, Alabama Records, said Mortgage having subsequently been transferred and assigned to **THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2010-1 TRUST**, by instrument recorded in at Instrument Number 20190306000071980, 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 The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2010-1 Trust 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 January 24, 2021, January 31, 2021, February 7, 2021, that the property would be sold on February 25, 2021; and

WHEREAS, on February 25, 2021, 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 The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2010-1 Trust 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, The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2010-1 Trust was the highest bidder in the amount of Fifty-Eight Thousand Four Hundred Thirty-Seven and 00/100 dollars (\$58,437.00), on the indebtedness secured by said mortgage; and The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2010-1 Trust, by and through its undersigned counsel, does hereby grant, bargain, sell and convey unto The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2010-1 Trust, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to wit:

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE SW 1/4 SECTION 13, TOWNSHIP 21 SOUTH, RANGE 2 WEST; THENCE ALONG SAID 1/4 1/4 LINE RUN SOUTH 89 DEGREES 52 MINUTES 12 SECONDS WEST A DISTANCE OF 1028.37 FEET; THENCE NORTH 41 DEGREES 48 MINUTES 48 SECONDS WEST A DISTANCE OF 115.32 FEET; THENCE NORTH 30 DEGREES 57 MINUTES 47 SECONDS WEST A DISTANCE OF 83.48 FEET; THENCE SOUTH 86 DEGREES 32 MINUTES 32 SECONDS EAST A DISTANCE OF 206.40 FEET TO THE POINT OF BEGINNING; THENCE NORTH 05 DEGREES 18 MINUTES 36 SECONDS EAST A DISTANCE OF 143.27 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 41 SECONDS EAST A DISTANCE OF 110.00 FEET;

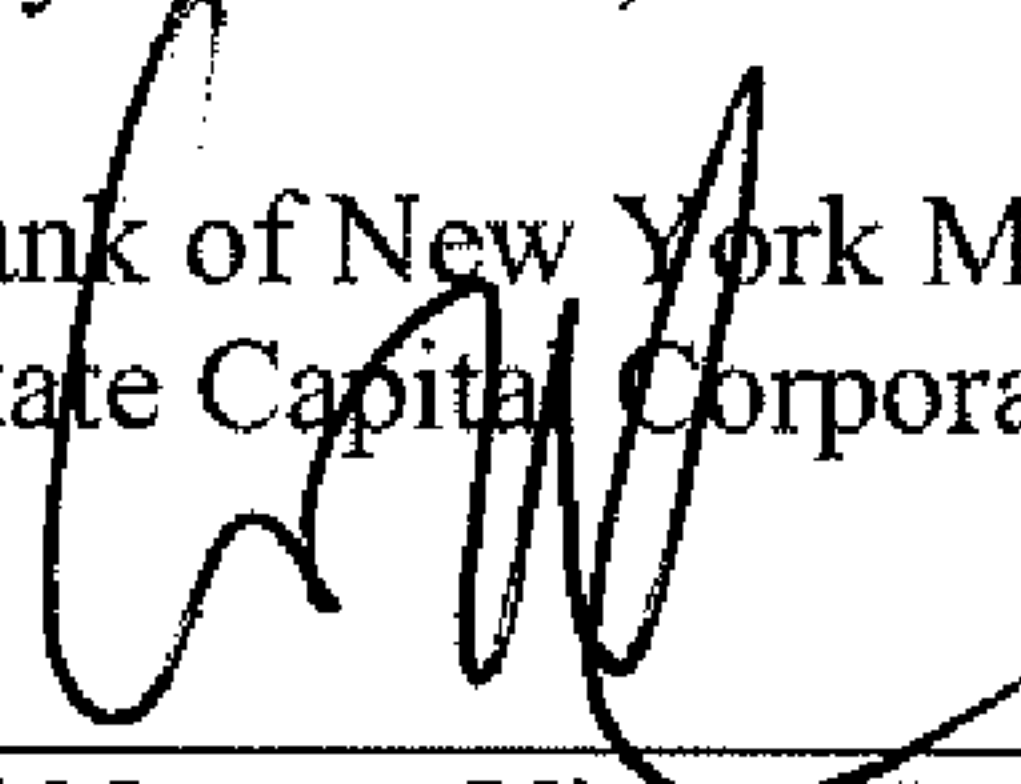
FILE NO.: SHP-20-04536

THENCE SOUTH 02 DEGREES 42 MINUTES 00 SECONDS WEST A DISTANCE OF 258.57 FEET; THENCE SOUTH 80 DEGREES 45 MINUTES 03 SECONDS WEST A DISTANCE OF 34.18 FEET; THENCE NORTH 03 DEGREES 27 MINUTES 39 SECONDS EAST A DISTANCE OF 116.29 FEET; THENCE NORTH 86 DEGREES 25 MINUTES 19 SECONDS WEST, A DISTANCE OF 84.53 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 20242.17 SQUARE FEET, 0.465 ACRES, MORE OR LESS. SITUATED IN SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property unto The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2010-1 Trust 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, The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2010-1 Trust, 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 1st day of March, 2021.

The Bank of New York Mellon, as Indenture Trustee, for
Mid-State Capital Corporation 2010-1 Trust

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 The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2010-1 Trust, 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 The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2010-1 Trust.

Given under my hand and official seal on this 1st day of March, 2021.


Notary Public
My Commission Expires:

August 6, 2024

(Notary Seal)



Real Estate Sales Validation Form

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

Grantor's Name JOEL D ELLISON & ELIZABETH A ELLISON
Mailing Address 61 WILDWOOD CHAPEL RD
COLUMBIANA, AL 35051

Grantee's Name The Bank of New York Mellon, as Indenture Trustee, for
Mailing Address Mid-State Capital Corporation 2010-1 Trust
75 BEATTIE PL, STE 300
GREENVILLE, SC 29601

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Property Address 61 WILDWOOD CHAPEL RD
COLUMBIANA, AL 35051

Date of Sale 2/25/2021

Total Purchase Price \$ 58,437.00

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2021 02:06:29 PM
\$32.00 CHERRY
20210302000104940

Allen S. Bayl

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 SPECIAL WARRANTY 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 3/2/2021

Print Jaclyn Marshall-Clarke

☐ Unattested

Sign Jaclyn Marshall-Clarke

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1