

**PREPARED BY:**

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STATE OF ALABAMA  
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20170412000123830

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, January 9, 2017, **Rosemary M Bullock, As Joint Tenants Warren A Bullock, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for loanDepot.com, LLC, its successors and assigns**, which said mortgage is recorded in Instrument No. 20170412000123830, 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 **loanDepot.com, LLC**, as transferee, said transfer is recorded in Instrument 20200227000076450, aforesaid records, and loanDepot.com, LLC, 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 loanDepot.com, LLC 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 03/21/2021,03/28/2021,04/04/2021; and

WHEREAS, on April 20, 2021, the day on which the foreclosure sale was due to be held under the terms of said notice at 11:13 o'clock am/pm, between the legal hours of sale, said foreclosure was duly and properly conducted and loanDepot.com, LLC 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 Asif Merchant/A & LR Pproperties LLC/ NARFS Design and Build LLC in the amount of **THREE HUNDRED NINETY-NINE THOUSAND TWO HUNDRED FORTY DOLLARS AND NO CENTS (\$399,240.00)** which sum the said loanDepot.com, LLC offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Asif Merchant/A & LR Pproperties LLC/ NARFS Design and Build LLC; 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 **THREE HUNDRED NINETY-NINE THOUSAND TWO HUNDRED FORTY DOLLARS AND NO CENTS (\$399,240.00)**, cash, on the indebtedness secured by said mortgage, the said Rosemary M Bullock, As Joint Tenants Warren A Bullock, acting by and through the said loanDepot.com, LLC as transferee, by Denise Koen, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Asif

Merchant/A & LR Properties LLC/ NARFS Design and Build LLC, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 74, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, 2ND SECTOR, AS  
RECORDED IN MAP BOOK 12, PAGE 63 A & B, AS RECORDED IN THE PROBATE OFFICE  
OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property unto Asif Merchant/A & LR Properties LLC/  
NARFS Design and Build LLC, 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, Rosemary M Bullock, As Joint Tenants Warren A Bullock, Mortgagor(s) by the  
said loanDepot.com, LLC have caused this instrument to be executed by Denise Koen, as  
auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof  
said Denise Koen, has executed this instrument in his/her capacity as such auctioneer conducting said  
sale causing these presents to be executed on the 26<sup>th</sup> day of April, 2021.

Rosemary M Bullock Warren A Bullock, Mortgagor(s)

loanDepot.com, LLC, Mortgagee or Transferee of Mortgagee

By:  
(sign)

(print) Denise Koen

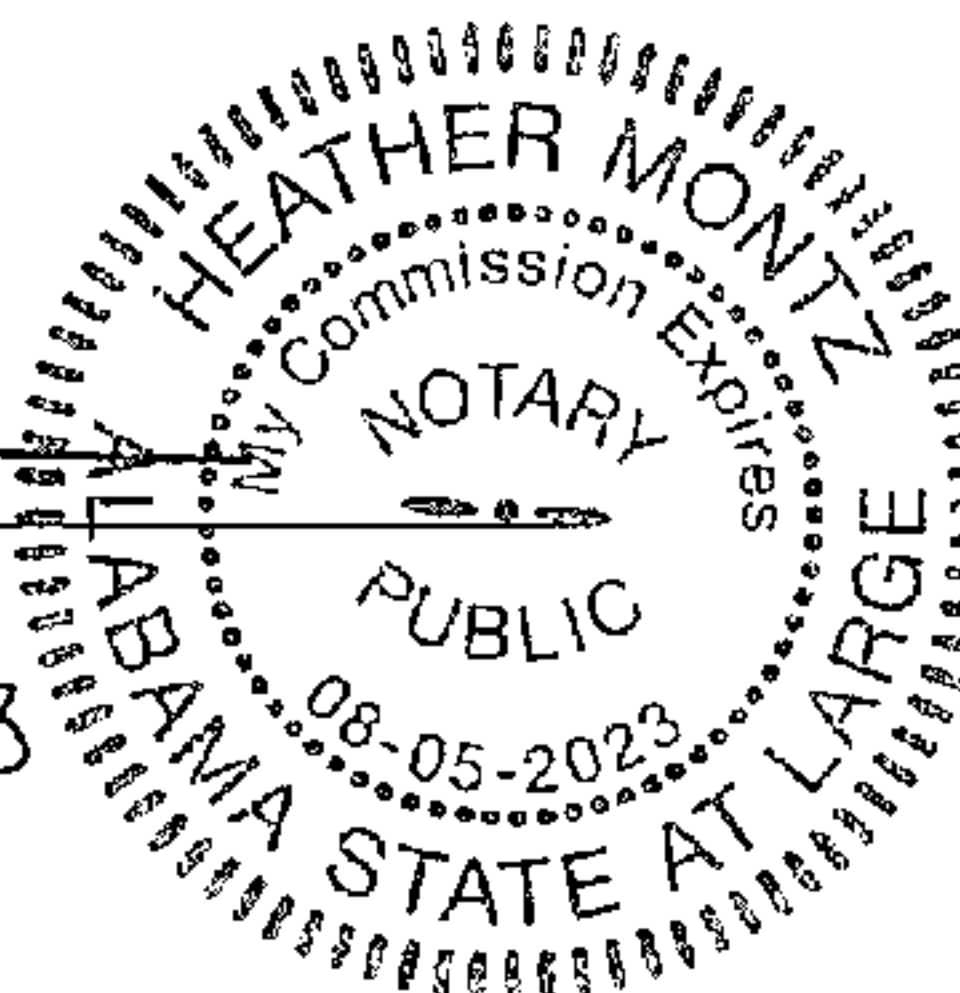
Auctioneer and the person conducting said sale for the Mortgagee or  
Transferee of Mortgagee

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that  
Denise Koen, 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 April, 2021.

Heather Montz  
NOTARY PUBLIC  
My Commission Expires: 08-05-2023



Grantee Name / Send tax notice to:  
ATTN:  
Asif Merchant/A & LR Properties LLC/ NARFS Design and Build LLC  
2195 Brenton Ln  
Auburn, AL 36830

File No.: 21-01730AL

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

Grantor's Name	Warren A Bullock and Rosemary M Bullock	Grantee's Name	Asif Merchant/A & LR Properties LLC/ NARFS Design and Build LLC
Mailing Address	2925 Brook Highland Drive Birmingham, AL 35242	Mailing Address	2195 Brenton Ln Auburn, AL 36830
Property Address	2925 Brook Highland Drive Birmingham, AL 35242	Date of Sale	April 20, 2021
		Total Purchase price	\$399,240.00
		or	
		Actual Value	
		or	
		Assessed 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 FC Sale

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 4/26/2021

Print Denise Koen

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

File No.: 21-01730AL



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/29/2021 10:22:22 AM  
 \$431.50 JOANN  
 20210429000212520

*Allen S. Bayl*