

SEND TAX NOTICE TO:

Sterling Oaks Owners Association, Inc.
4 Office Park Circle, Suite 106
Birmingham, AL 35233

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 21st day of October, 2014, Ryan C. Bradford, executed the purchase of real property hereinafter described from Bette Hightower Hamilton, which said warranty deed was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20141104000347840; and

WHEREAS, in and by said deed and attached and recorded Declaration of Condominium as recorded Instrument #20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument 20040701000364570, in the Probate Office of Shelby County, Alabama, and Articles of Incorporation of Sterling Oaks Owners Association, Inc. as recorded in Exhibit C of the Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided 1/60 interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the Declaration of Condominium and according to the survey of Sterling Oaks Condominium, a Condominium, recorded in Map 33, page 101 A thru D, and further by Ala. Code §35-8A-316 and §35-8-1, including, but not limited to, the right of Sterling Oaks Owners Association, Inc. to impose Assessments and liens for Assessments on the unit, the Sterling Oaks Owners Association, Inc. (Transferor) was authorized and empowered in case of default in the payment of the assessments secured thereby, according to the terms thereof, to sell said property before the main Courthouse door in Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some 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 covenants and restrictions provided that in the case of sale under the power and authority contained in same, the Transferor or any person conducting said sale for the Transferor was authorized to execute title to the purchaser at said sale; and it was further provided in and by said covenants that the Transferor may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the condominium association dues and assessments secured by the covenants, and the Sterling Oaks Owners Association, Inc. did declare all of the indebtedness secured by said covenants, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said property by publication in The Shelby County Reporter, a newspaper of general

circulation published in Shelby County, Alabama, in its issues of September 5th, September 12th, and September 19th of 2021; and

WHEREAS, on October 6th, 2021, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale at approximately 1:30pm, said foreclosure was duly conducted, and the Sterling Oaks Owners Association, Inc. did offer for sale and sell at public outcry in front of the main Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, John C. Barnes as member of Alford & Barnes, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Sterling Oaks Owners Association, Inc.; and

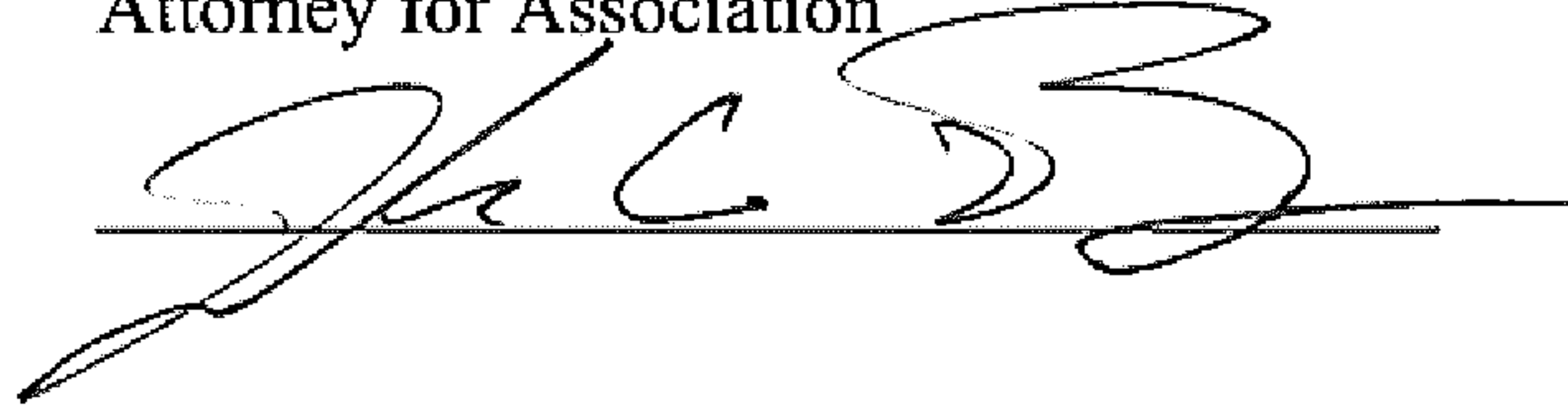
WHEREAS, the Sterling Oaks Owners Association, Inc. was the highest bidder and best bidder in the amount of Twelve Thousand Six Hundred Thirty-Four Dollars and Twenty-Seven Cents (\$12,634.27) on the indebtedness secured by the Declaration of Condominium, the said Sterling Oaks Owners Association, Inc., by and through John C. Barnes, as member of Alford & Barnes, LLC as auctioneer conducting said sale for said Transferor, does hereby grant, bargain, sell and convey unto Sterling Oaks Owners Association, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, to-wit:

Unit 310, according to survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument 20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument 20040701000364570 and Articles of Incorporation of Sterling Oaks Owners Association, Inc. as recorded in Exhibit C of the Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided 1/60 interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the Declaration of Condominium and according to the survey of Sterling Oaks Condominium, a Condominium, recorded in Map 33, page 101 A thru D, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the Sterling Oaks Owners Association, Inc., their successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those 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, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, the Sterling Oaks Owners Association, Inc., has caused this instrument to be executed by and through John C. Barnes as member of Alford & Barnes, LLC, as auctioneer conducting said sale for said Transferor, and said John C. Barnes as member of Alford & Barnes, LLC, as said auctioneer, has hereto set his hand and seal this 6 day of October, 2021.

Sterling Oaks Owners Association, Inc.
By: John C. Barnes, Esq.
Attorney for Association

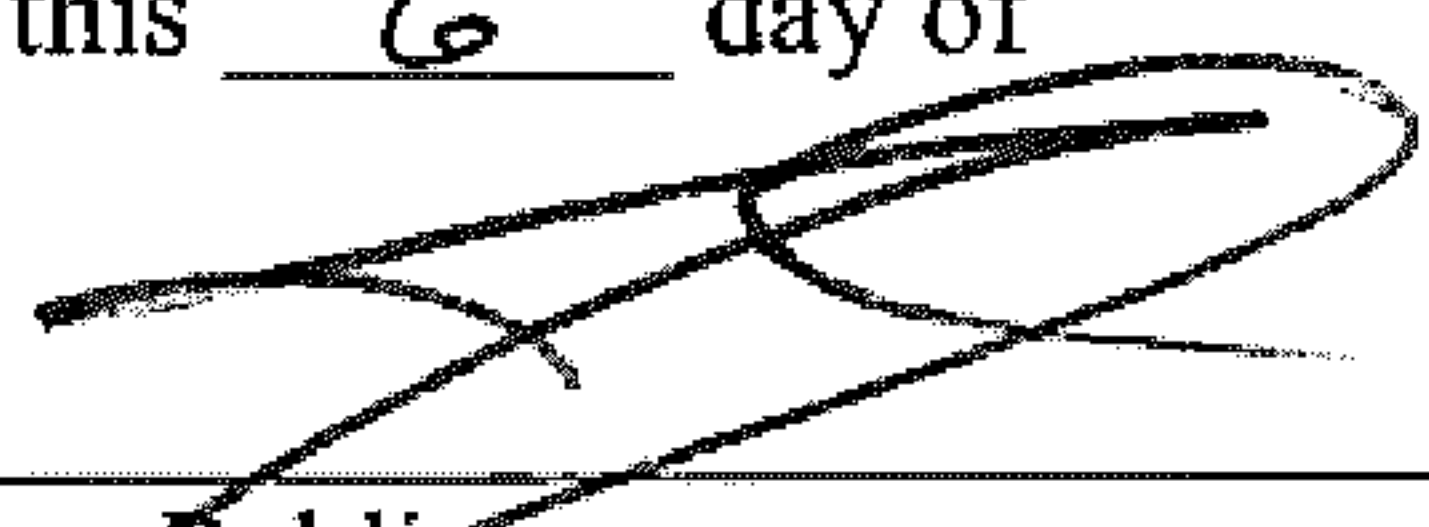


STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John C. Barnes, attorney for the Sterling Oaks Owners Association, Inc., acting in his capacity as auctioneer for Sterling Oaks Owners Association, Inc., 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, with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as attorney for the said Transferor.

Given under my hand and official seal on this 6th day of October, 2021.



Notary Public
My Commission Expires: _____

JOHN M. ALFORD
Notary Public, Alabama State At Large
My Commission Expires April 2, 2022

This instrument prepared by:
John C. Barnes
Alford & Barnes, LLC
100 Brook Drive, Suite D
Helena, AL 35080

Publisher's Certificate of Publication

STATE OF ALABAMA COUNTY OF SHELBY

Daniel Holmes, being duly sworn, says: That he is General Manager of the Shelby County Reporter a weekly newspaper of general circulation, printed and published in Columbiana, Shelby County, Alabama; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

09/05/21, 09/12/21, 09/19/21

That said newspaper was regularly issued and circulated on those dates.

The sum charged by the Newspaper for said publication does not exceed the lowest rate paid by commercial customers for an advertisement of similar size and frequency in the same newspaper in which the public notice appeared.

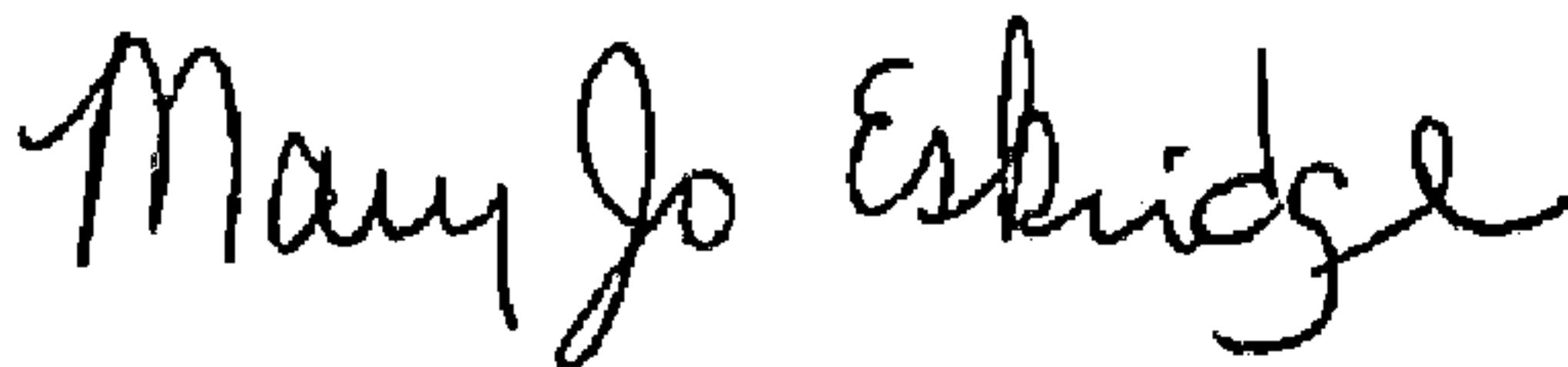
There are no agreements between the Shelby County Reporter and the officer or attorney charged with the duty of placing the attached legal advertising notices whereby any advantage, gain or profit accrued to said officer or attorney.

SIGNED:

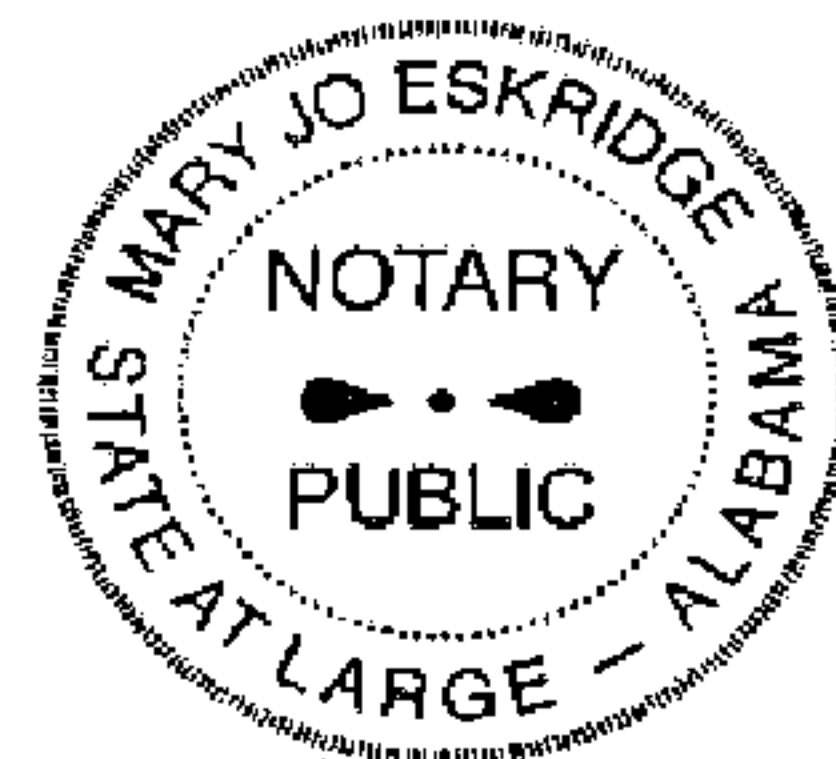


Daniel Holmes, General Manager

Subscribed and sworn to before me this 19th Day of September, 2021



Mary Jo Eskridge, Notary Public
State of Alabama at Large
My commission expires 03-05-2022



Account # 144875
Ad # 1291759

THE LAW FIRM OF ALFORD & BARNES LLC
100 BROOK DRIVE
SUITE D
HELENA AL 35080

PUBLIC NOTICE NOTICE OF CONDOMINIUM ASSOCIATION LIEN FORECLOSURE

WHEREAS, default having been made in payment of the monthly condominium association assessments of the Sterling Oaks Owners Association, Inc. by Ryan C. Bradford, the owner of the following described property, the undersigned, Sterling Oaks Owners Association, Inc., an Alabama corporation (the "Association"), under and by virtue of (i) Alabama Code §35-8A-1, et seq, and (ii) the enforcement provisions with respect to the lien of the Association, set forth in the Declaration of Condominium, will sell at public outcry for cash at the main entrance of the Courthouse at Shelby County, Alabama, on October 6th, 2021, during the legal hours of sale, the following described real estate situated in Shelby County, Alabama, to wit: Unit 310, according to survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument 20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument 20040701000364570 and Articles of Incorporation of Sterling Oaks Owners Association, Inc. as recorded in Exhibit C of the Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided 1/60 interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the Declaration of Condominium and according to the survey of Sterling Oaks Condominium, a Condominium, recorded in Map 33, page 101 A thru D, in the Probate Office of Shelby County, Alabama. The property address is 310 Sterling Oaks Drive, Birmingham, AL 35242. THIS PROPERTY WILL BE SOLD ON AN "AS IS, WHERE IS" BASIS, SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, AND EXCEPTIONS REFLECTED IN THE MORTGAGE (IF ANY) AND THOSE CONTAINED IN THE RECORDS OF THE OFFICE OF THE JUDGE OF PROBATE OF THE COUNTY WHERE THE ABOVE-DESCRIBED PROPERTY IS SITUATED. THIS PROPERTY WILL BE SOLD WITHOUT WARRANTY OR RECOURSE, EXPRESSED OR IMPLIED AS TO TITLE, USE AND/OR ENJOYMENT AND WILL BE SOLD SUBJECT TO THE RIGHT OF REDEMPTION OF ALL PARTIES ENTITLED

THERETO. Said sale is made for the purpose of foreclosing of said continuing Lien, paying the Lien debt, the costs and expenses of foreclosure, including a reasonable attorney's fee as allowed and permitted by the Declaration. Lienholder/Association reserves the right to bid on the subject property. Said sale is also subject to unpaid taxes or assessments whether of record or not. Said sale for this property is subject to postponement or cancellation. Contact the person named below prior to attendance. John C. Barnes, Esq., Attorney for the Association, Sterling Oaks Owners Association, Inc. Alford & Barnes, LLC, 100 Brook Drive, Suite D, Helena, Alabama 35080. 205-436-8420.

Shelby County Reporter
Sept. 5, 12 and 19, 2021
FC/STERLING OAKS



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/14/2021 10:05:07 AM
 \$35.00 JOANN
 20211014000499980

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name Ryan C. Bradford
 Mailing Address 310 Sterling Oaks Drive
Birmingham, AL 35242

Grantee's Name Sterling Oaks Owners Association, Inc.
 Mailing Address 4 Office Park Circle, Suite 106
Birmingham, AL 35233

Property Address 310 Sterling Oaks Drive
Birmingham, AL 35242

Date of Sale 10/6/21
 Total Purchase Price \$12,634.27
 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 for Delinquent Condo Assessments

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 10/6/21

Print John C. Barnes

Unattested _____
 (verified by)

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one