

20211018000505840
10/18/2021 03:24:24 PM
FCDEEDS 1/4

SEND TAX NOTICE TO:
MidFirst Bank
999 NW Grand Boulevard, Suite
Oklahoma City, OK 73118
TB File No.: 21-04346

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, February 20, 2019, David T Harris and Stacey Harris, husband and wife as joint tenants, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems acting solely as nominee for Nationstar Mortgage LLC D/B/A Mr Cooper, which said mortgage was recorded in Instrument Number 20190222000056460 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to MidFirst Bank by instrument recorded in Instrument No. 20200226000076270 in the aforesaid Probate Office (hereafter "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 the City of Columbiana, 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 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 the payment of the indebtedness secured by said mortgage, and the said MidFirst Bank did declare 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 August 22, 2021, August 29, 2021 and September 5, 2021; and

WHEREAS, on October 12, 2021, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and MidFirst Bank did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, MidFirst Bank was the highest bidder and best bidder in the amount of One Hundred Ninety-Six Thousand Three Hundred Fifty And 00/100 Dollars (\$196,350.00) on the indebtedness secured by said mortgage, the said MidFirst Bank, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto MidFirst Bank all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

Lot 10, according to the survey of Harbor Towne, as recorded in Map Book 13, Page 74,
Shelby County, Alabama Records.

TO HAVE AND TO HOLD the above described property unto MidFirst Bank, 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, MidFirst Bank, has caused this instrument to be executed by and through Tiffany & Bosco, P.A., as attorney for said Transferee and said Tiffany & Bosco, P.A., as said attorney, has hereto set its hand and seal on this 15th day of October, 2021.

MidFirst Bank

By: Tiffany & Bosco, P.A.
Its: Attorney

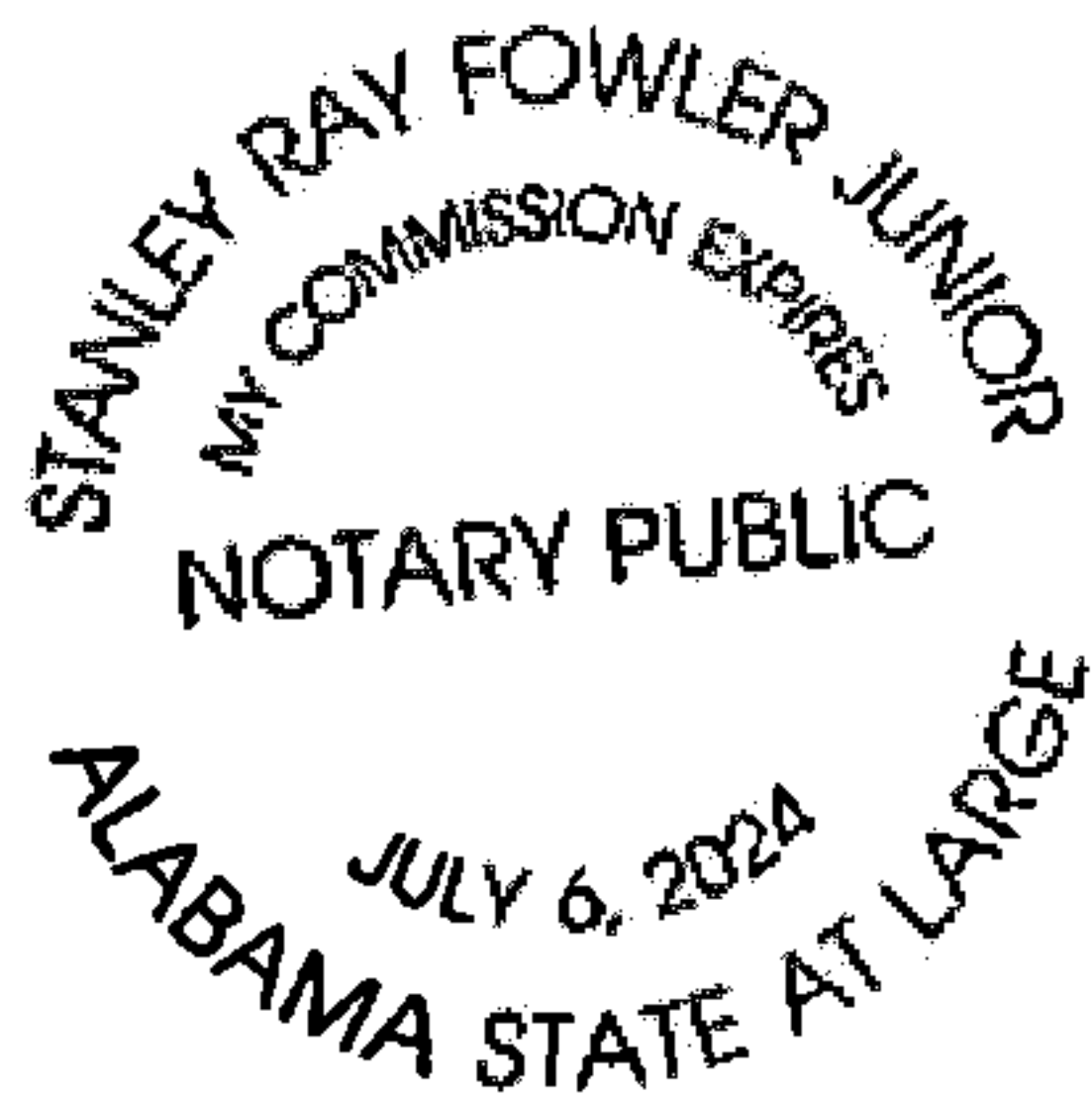
By: [Signature]
Stephen Collins, Esq.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen Collins, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for MidFirst Bank, 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 said conveyance, he/she, as such attorney and with full authority, executed the same voluntarily for and as the act of said professional association, acting in its capacity as attorney for said (Transferee).

Given under my hand and official seal on this 15 day of October, 2021



This instrument prepared by:
Stephen Collins, Esq.
TIFFANY & BOSCO, P.A.
2311 Highland Avenue South
Suite 330
Birmingham, Alabama 35205

[Signature]
Notary Public
My Commission Expires: July 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	MidFirst Bank	Grantee's Name	MidFirst Bank
Mailing Address	999 NW Grand Boulevard, Suite Oklahoma City, OK 73118	Mailing Address	999 NW Grand Boulevard, Suite Oklahoma City, OK 73118
Property Address	<u>2323 Buckingham Place,</u> <u>Helena, AL 35080</u>	Date of Sale	<u>October 12, 2021</u>
		Total Purchase Price	<u>\$196,350.00</u>
		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 Foreclosure Bid Price
☐ 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.

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).

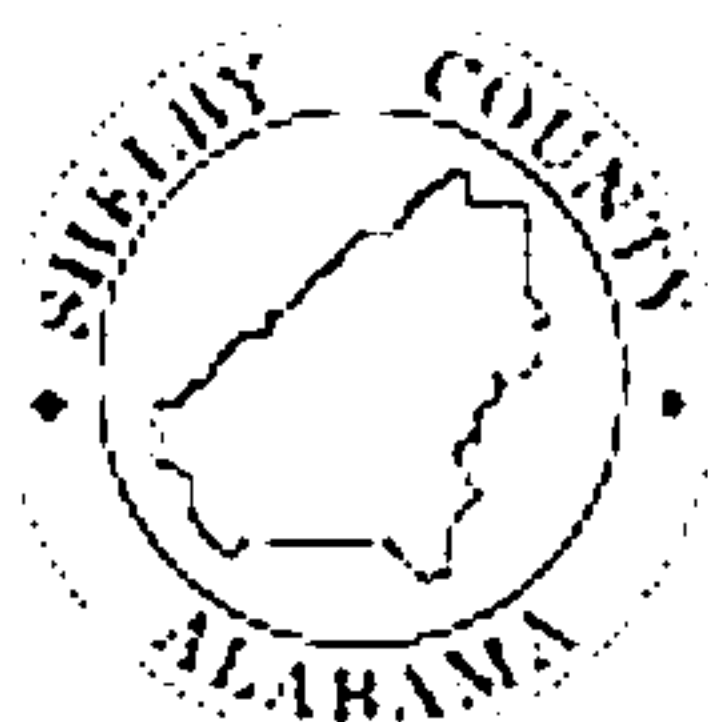
Date 10/14/2021

☐ Unattested

 (verified by)

Print Tiffany Sides

Sign Tiffany Sides
 (Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/18/2021 03:24:24 PM
 \$37.00 JOANN
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Allen S. Bayl