



20220209000058860 1/4 \$58.00
Shelby Cnty Judge of Probate, AL
02/09/2022 03:33:50 PM FILED/CERT

Send Tax Notice to:
My Place Rentals, LLC
1222 Edenton Street
Birmingham, AL 35242

Source of Title:
Document #2002-19300

MORTGAGE FORECLOSURE DEED

State of Alabama
Shelby County

KNOW ALL PERSONS BY THESE PRESENTS: That SANDRA S. BAKER, did, on to-wit, June 15, 2004, execute a mortgage to First Tennessee Bank National Association, in the original principal amount of \$80,000.00, which mortgage was recorded on July 12, 2004, in Inst#20040712000384110; and last assigned to FIRST HORIZON BANK, a Tennessee Banking Corporation, successor by conversion to First Tennessee Bank National Association, a National Banking Association.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said FIRST HORIZON BANK, a Tennessee Banking Corporation, successor by conversion to First Tennessee Bank National Association, a National Banking Association did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, on 12/6/20, 12/13/20, 12/20/20; and

WHEREAS, on January 11, 2022, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and FIRST HORIZON BANK, a Tennessee Banking Corporation, successor by conversion to First Tennessee Bank National Association, a National Banking Association, did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of My Place Rentals, LLC in the amount of \$25,679.39, which sum My Place Rentals, LLC paid cash in hand, and said property was thereupon sold to My Place Rentals, LLC; and

Shelby County, AL 02/09/2022
State of Alabama
Deed Tax:\$26.00



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

NOW, THEREFORE, in consideration of the premises and payment of \$25,679.39, on the indebtedness secured by said mortgage, SANDRA S. BAKER, acting by and through the said FIRST HORIZON BANK, a Tennessee Banking Corporation, successor by conversion to First Tennessee Bank National Association, a National Banking Association by Cory Clark, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and the said FIRST HORIZON BANK, a Tennessee Banking Corporation, successor by conversion to First Tennessee Bank National Association, a National Banking Association, by Cory Clark, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and Cory Clark, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto My Place Rentals, LLC the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 606, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc., is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

Property Known As: 606 Morning Sun Drive, Birmingham, AL 35242

TO HAVE AND TO HOLD the above described property unto My Place Rentals, LLC forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said FIRST HORIZON BANK, a Tennessee Banking Corporation, successor by conversion to First Tennessee Bank National Association, a National Banking Association, has caused this instrument to be executed by Cory Clark, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said undersigned has executed this instrument in his/her capacity as such auctioneer on this the 19th day of January, 2022.



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SANDRA S. BAKER

Mortgagors

By: FIRST HORIZON BANK, a Tennessee Banking
Corporation, successor by conversion to First Tennessee
Bank National Association, a National Banking Association
Mortgagee or Transferee of Mortgagee

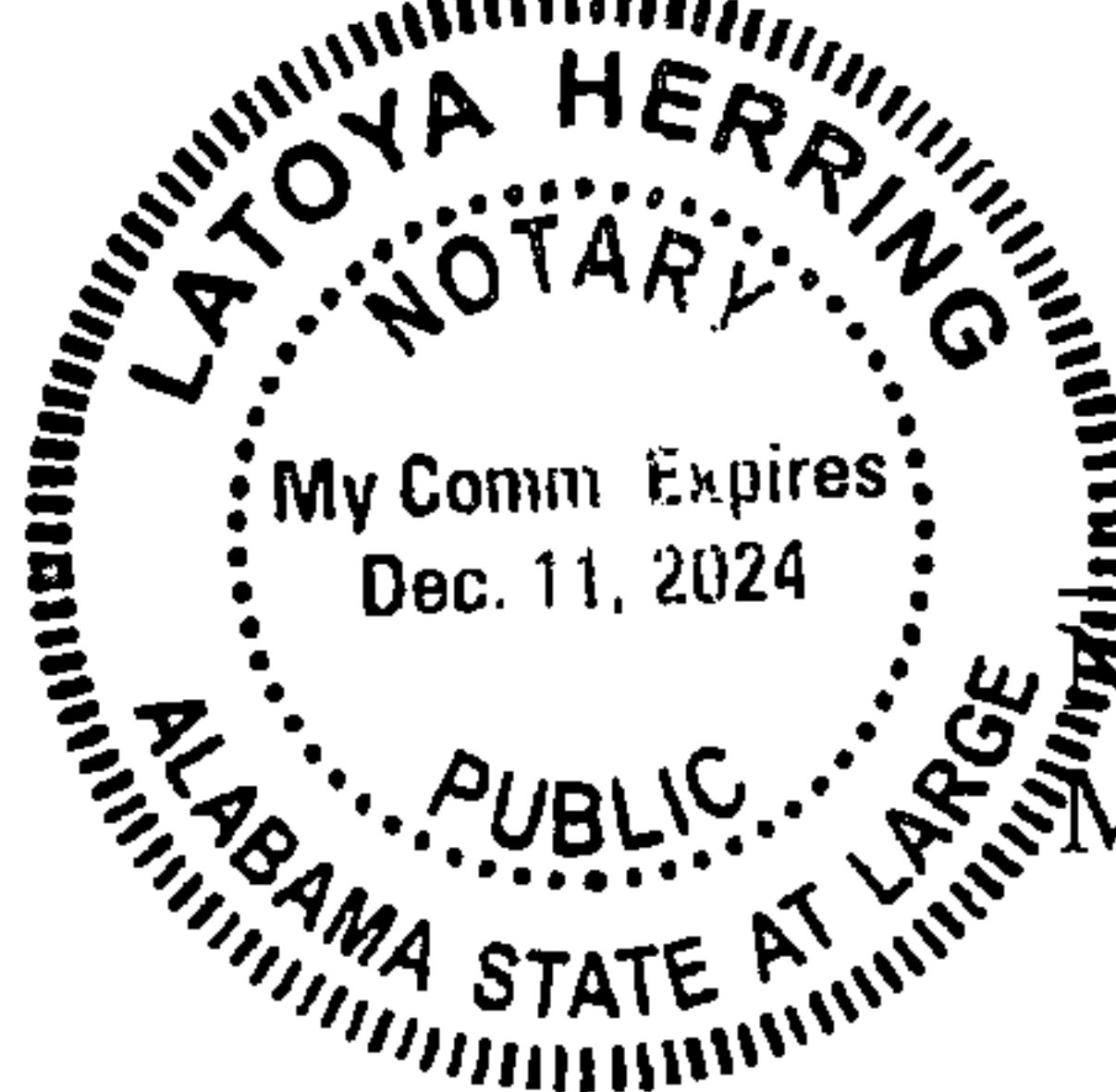
By:

As Auctioneer and the person conducting
said sale for the Mortgagee or Transferee
of Mortgagee – Cory Clark

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Cory Clark, whose name as Auctioneer and the person conducting said sale for the 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, in the 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 the same bears date.

Given under my hand and official seal this the 19th day of January, 2022.



Notary Public

My Commission Expires: 12-11-2024

THIS INSTRUMENT WAS PREPARED BY:

Name: ROBERT J. SOLOMON
Address: SOLOMON | BAGGETT, LLC
3763 Rogers Bridge Road
Duluth, Georgia 30097

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, Se

Grantor's Name First Horizon Bank
Mailing Address 3763 Rodgers Ridge Rd
Duluth, GA 30097

Grantee's Name My Place Rentals LLC
Mailing Address 1222 Edenton St
Birmingham AL 35242

Property Address 606 Morning Sun Dr
Birmingham AL 35242

Date of Sale 1-11-22
Total Purchase Price \$ 25,679.39

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
☐ 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 2-9-22

Print Ellen A. Nunley

Unattested

Sign Ellen A. Nunley

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1