

SEND TAX NOTICE TO:  
Celinek  
101 W. Louis Henna Blvd Suite 450  
Austin, TX 78728  
TB File No.: 21-02896

20220224000080130  
02/24/2022 03:54:33 PM  
FCDEEDS 1/4

STATE OF ALABAMA            )  
SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, January 10, 2007, William C. Humphries and Patricia Humphries, husband and wife, executed that certain mortgage on real property hereinafter described to Safeway Mortgage, Inc., which said mortgage was recorded in Instrument Number 20070122000032900 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Reverse Mortgage Funding LLC as nominee for Wilmington Trust, NA, not in its individual capacity but solely as Trustee for Broad Street Funding Trust II by instrument recorded in Instrument 20210812000392990 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 Reverse Mortgage Funding LLC as nominee for Wilmington Trust, NA, not in its individual capacity but solely as Trustee for Broad Street Funding Trust II 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 June 20, 2021, June 27, 2021 and July 4, 2021; and

WHEREAS, on February 18, 2022, 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 Reverse Mortgage Funding LLC as nominee for Wilmington Trust, NA, not in its individual capacity but solely as Trustee for Broad Street Funding Trust II 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, Reverse Mortgage Funding LLC as nominee for Wilmington Trust, NA, not in its individual capacity but solely as Trustee for Broad Street Funding Trust II was the highest bidder and best bidder in the amount of One Hundred Forty Thousand And 00/100 Dollars (\$140,000.00) on the indebtedness secured by said mortgage, the said Reverse Mortgage Funding LLC as nominee for Wilmington Trust, NA, not in its individual capacity but solely as Trustee for Broad Street Funding Trust II, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto Reverse Mortgage Funding LLC as nominee for Wilmington Trust, NA, not in its individual capacity but solely as Trustee for Broad Street Funding Trust II all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

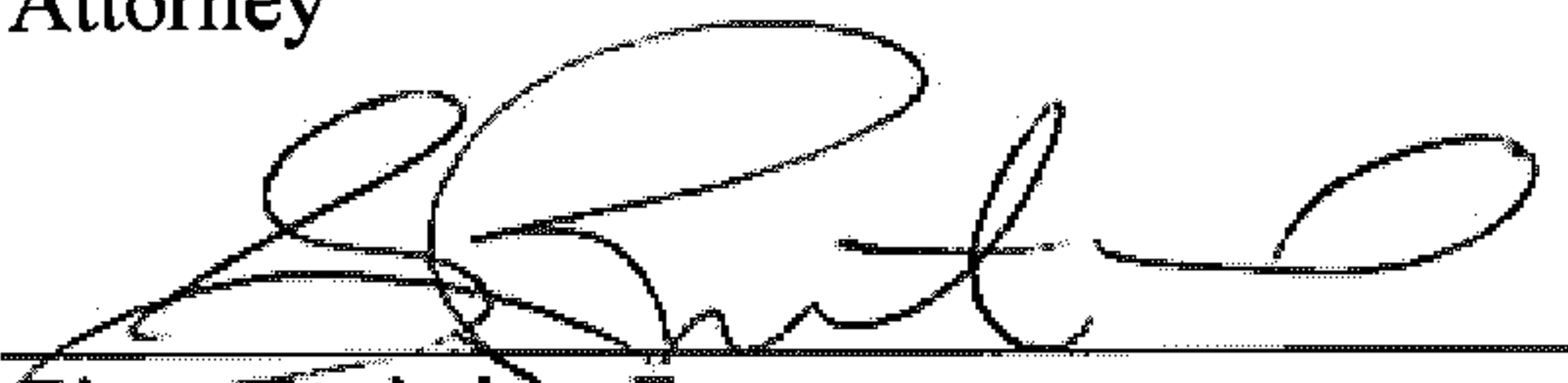
Lot 3, Block 3, according to the Survey of Southwind, First Sector, as recorded in Map Book 6, Page 72, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Reverse Mortgage Funding LLC as nominee for Wilmington Trust, NA, not in its individual capacity but solely as Trustee for Broad Street Funding Trust II, 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, Reverse Mortgage Funding LLC as nominee for Wilmington Trust, NA, not in its individual capacity but solely as Trustee for Broad Street Funding Trust II, 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 23<sup>rd</sup> day of February, 2022

Reverse Mortgage Funding LLC as nominee for Wilmington Trust, NA, not in its individual capacity but solely as Trustee for Broad Street Funding Trust II

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

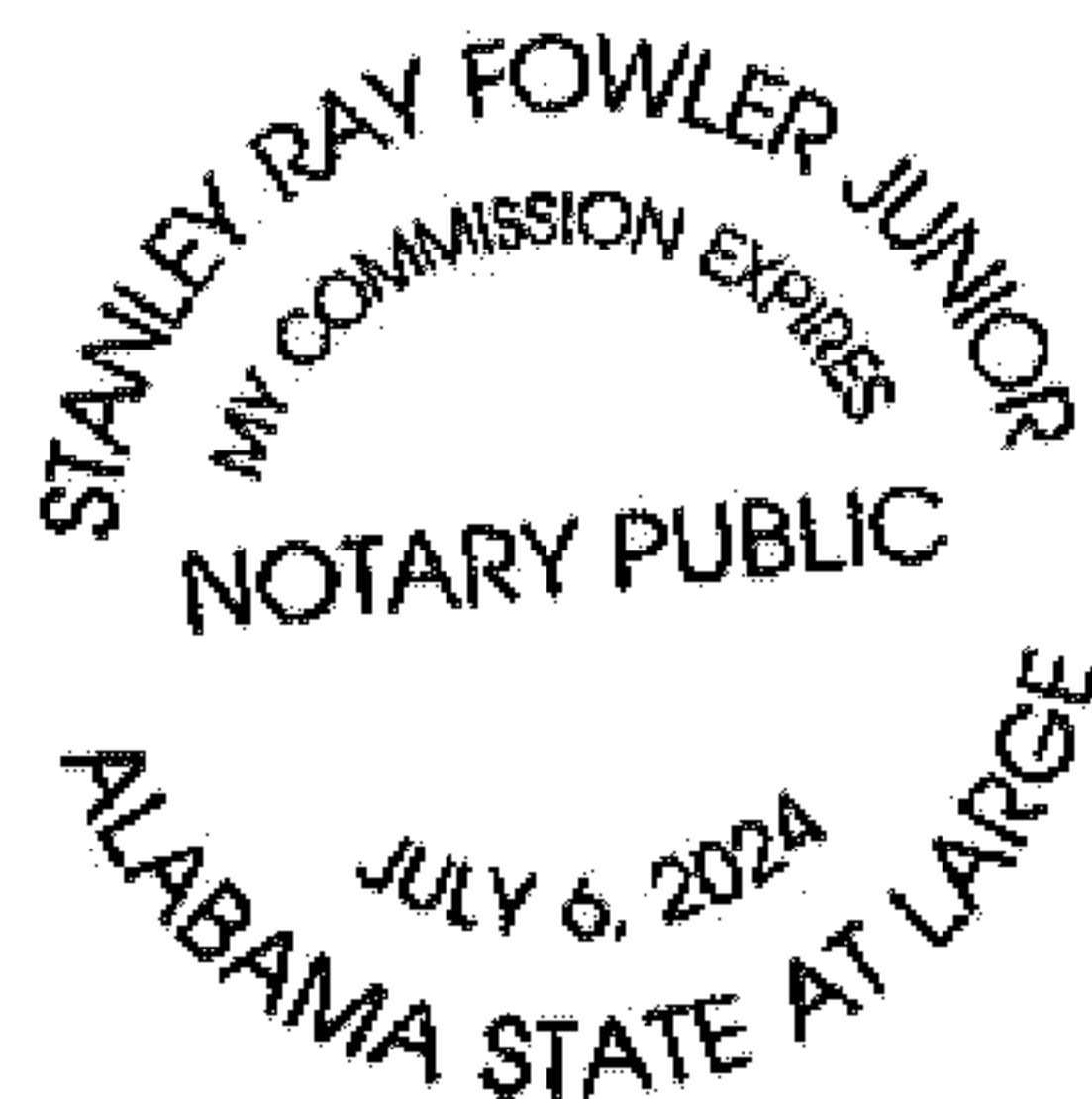
By:   
Ginny Rutledge, Esq.

STATE OF ALABAMA )

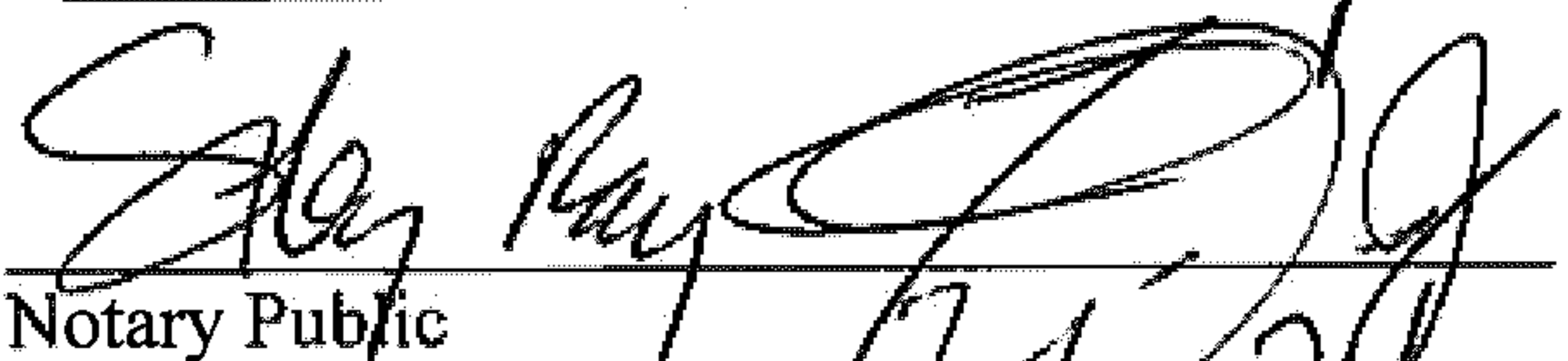
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ginny Rutledge, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for Reverse Mortgage Funding LLC as nominee for Wilmington Trust, NA, not in its individual capacity but solely as Trustee for Broad Street Funding Trust II, 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 23<sup>rd</sup> day of February, 2022



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

  
Notary Public  
My Commission Expires: 7-6-24



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

Grantor's Name	Reverse Mortgage Funding LLC as nominee for Wilmington Trust, NA, not in its individual capacity but solely as Trustee for Broad Street Funding Trust II	Grantee's Name	Reverse Mortgage Funding LLC as nominee for Wilmington Trust, NA, not in its individual capacity but solely as Trustee for Broad Street Funding Trust II
----------------	--	----------------	--

Mailing Address 101 W. Louis Henna Blvd Suite 450  
Austin, TX 78728

Mailing Address 101 W. Louis Henna Blvd Suite 450  
Austin, TX 78728

Property Address 1226 Thompson Rd,  
Alabaster, AL 35007

Date of Sale February 18, 2022

Total Purchase Price \$140,000.00

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 2/22/22

Print Tiffany Sides

Sign Tiffany Sides

(Grantor / Grantee / Owner / Agent) circle one

☐ Unattested

(verified by)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/24/2022 03:54:33 PM  
\$37.00 BRITTANI  
20220224000080130

*Allen S. Boyd*