

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

FHA#011-7553646  
MAP#22-0004

This Deed made this 3rd day of March, 2022, by and between Mark A. Pickens, Foreclosure Commissioner, ("Grantor") and the Secretary of Housing and Urban Development ("Grantee").

WHEREAS, 26th day of November, 2012, a certain Mortgage was executed by **Virginia Gorman**, a single person, as mortgagor in favor of Mortgage Electronic Registration Systems, Inc. as nominee for FirstBank and was recorded on December 14, 2012, in Instrument Number 20121214000478610, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, the Mortgage is now owned by the Secretary, pursuant to an assignment; and said mortgage transferred and assigned to the Secretary dated August 17, 2018 and recorded on September 19, 2018 in Instrument Number 20180919000335320; in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, by virtue of default in the covenants and conditions of the Mortgage the Secretary designated Mark A. Pickens as foreclosure commissioner to conduct a non-judicial foreclosure of the Mortgage under the provisions of the Single Family Mortgage Foreclosure Act of 1994 ("Act"), 12 U.S.C. 3751 et seq., the designation being recorded in Instrument Number 20190619000217400 in the Probate Records of Shelby County, Alabama; and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt request, (1) on January 25, 2022 to Virginia Gorman, to 4562 Old Caldwell Mill Rd, Birmingham, Alabama 35242, the owner of the property secured by the mortgage as shown by the public records on January 15, 2022; and to all parties who have caused to be filed subordinate liens against the property secured by the Mortgage; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was published in the Shelby County Reporter on January 30, February 6 and February 13, 2022; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for the record in Inst#20220124000031310, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held at the Shelby County Courthouse, City of Columbia, Shelby County, Alabama, on 3rd day of March, 2022, at 1:30 p.m., in accordance with the terms of said Notice and the Act; at which the **Secretary of Housing and Urban Development** submitted the highest bid in the amount of **Two Hundred Ninety-One Thousand Eight Hundred Fifty and**

**77/100ths Dollars (\$291,850.77); and**

WHEREAS, the mortgagor is not entitled to the benefits of the Soldier's and Sailor's Civil Relief Act of 1940; and

WHEREAS, there is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or other subsequent to a foreclosure completed pursuant to the Act. (12 USCA 3763(e));

NOW THEREFORE, for one dollar and other valuable consideration, the undersigned hereby grants, bargains, sells and conveys to the **Secretary of Housing and Urban Development**; the following described property located in Shelby County, Alabama, to wit:

**THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA TO-WIT:**

**A PART OF THE SW 1/4 OF NW 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 2 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SE CORNER OF SAID 1/4-1/4 SECTION, THENCE WEST ALONG THE SOUTH LINE OF SAME A DISTANCE OF 145.14 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG THE LAST NAMED COURSE A DISTANCE OF 220.0 FEET, THENCE 98 DEG 21 MIN TO THE RIGHT IN A NORTHEASTERLY DIRECTION A DISTANCE OF 128.21 FEET, THENCE 86 DEG 28 MIN TO THE RIGHT IN AN EASTERLY DIRECTION A DISTANCE OF 201.15 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE OLD CALDWELL MILL ROAD, SAID POINT BEGIN ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15 DEG 32 MIN A RADIUS OF 406.70 FEET, THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHERLY DIRECTION A DISTANCE OF 110.31 FEET TO THE POINT OF BEGINNING.**

**PARCEL # 10 2 03 0 001 050.004**

**AKA: 4562 OLD CALDWELL MILL ROAD, BIRMINGHAM, SHELBY COUNTY AL 35242**

**VIRGINIA GORMAN IS THE SURVIVING GRANTEE FROM THE DEED RECORDED IN BOOK 71, PAGE 92, AS A. THOMAS GORMAN DIED ON JUNE 8, 2012.**

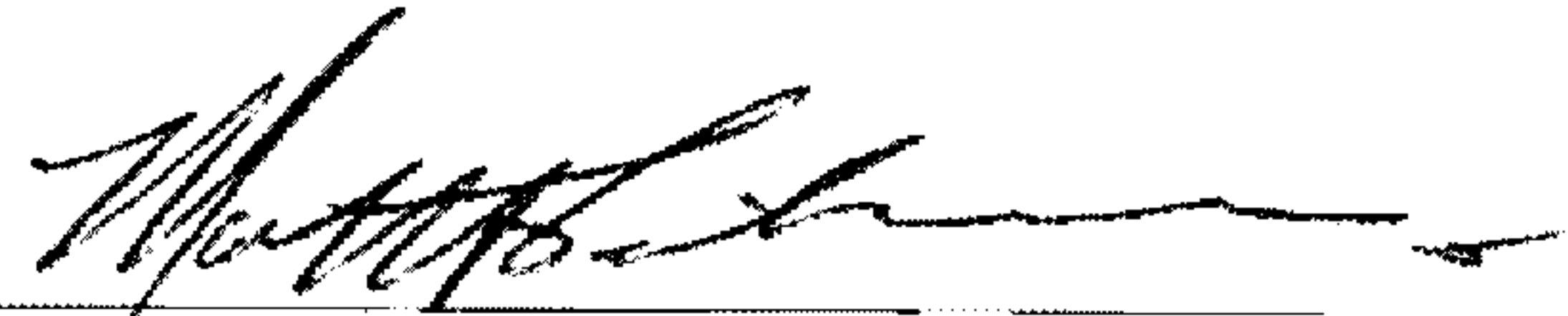
**Property being sold "AS IS". Property is subject to any title deficiencies. No representation is made as to the title to the subject property.**

Commonly known as: 4562 Old Caldwell Mill Rd, Birmingham, Alabama 35242.

The grantor hereby conveys to the grantee all right, title and interest in the above property held by the grantor herein, the Secretary, the mortgagor or any other party claiming by, through, or under them on the date the Mortgage referred to above was recorded and any interest acquired

by any of them until the date of the foreclosure sale. This deed is given without warranty or covenants to the grantee.

Foreclosure Commissioner for the  
Secretary of Housing and Urban  
Development



Mark A. Pickens  
P.O. Box 26101  
Birmingham, AL 35260  
(205)933-1169

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Mark A. Pickens, whose name as acting for the Foreclosure Commissioner, 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 Foreclosure Commissioner and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my name and official seal this the 8<sup>th</sup> day of March, 2022.

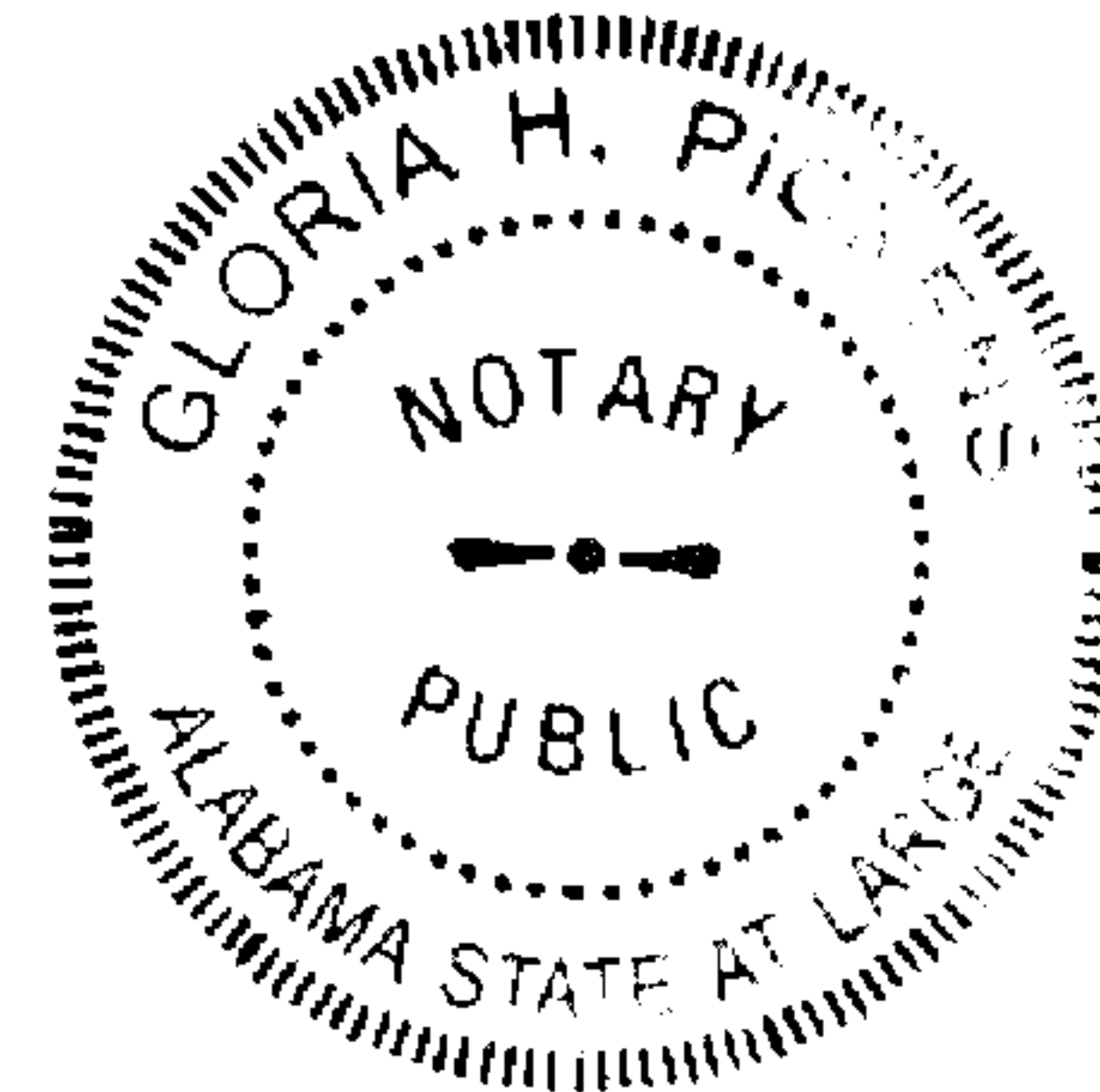


NOTARY PUBLIC

COMMISSION EXPIRES: 7/24/23

GRANTEE'S ADDRESS:  
Secretary of Housing and Urban Development  
c/o Novad Management Consulting  
2401 N.W. 23rd Street, Suite 1A1  
Oklahoma City, OK 73107

Instrument prepared by:  
Mark A. Pickens, Esq.  
MARK A. PICKENS, P.C.  
Post Office Box 26101  
Birmingham, Alabama 35260  
MAP#22-0004





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

Grantor's Name	Virginia Gorman	Grantee's Name	Secretary of Housing and Urban
Mailing Address	4562 Old Caldwell Rd	Mailing Address	c/o Novad Management Consulting
	Birmingham, AL 35242		2401 NW 23rd Street, Ste 1A1
			Oklahoma City, OK 73107
Property Address	4562 Old Caldwell Rd	Date of Sale	3/3/2022
	Birmingham, AL 35242	Total Purchase Price	\$ 291,850.77
		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
 ☒ Other
 ☐ Foreclosure
 ☐ Sales Contract
 ☐ 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 3/8/2022

Print Mark A. Pickens

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/09/2022 03:06:34 PM  
 \$36.00 BRITTANI  
 20220309000098790

Alicia S. Byrd