

SEND TAX NOTICE TO:

Alfred Lamoureux  
1772 Woodbine Drive  
Birmingham, AL 35216

20220426000170580  
04/26/2022 12:00:47 PM  
FCDEEDS 1/4

STATE OF ALABAMA )

SHELBY COUNTY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, November 17, 2006, Carlton E Dorough, an unmarried man, executed that certain mortgage on real property hereinafter described to Safeway Mortgage, Inc., which said mortgage was recorded in Instrument number 20061127000572420 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust by instrument recorded in Instrument Number 20210910000442880 in the aforesaid Probate Office 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 Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust 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 November 28, 2021, December 5, 2021 and December 12, 2021; and

WHEREAS, on April 1, 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 Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust 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, Alfred A. Lamoureux was the highest bidder and best bidder in the amount of Sixty-One Thousand One And 00/100 Dollars (\$61,001.00) on the indebtedness secured by said mortgage, the said Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto Alfred A. Lamoureux all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

Commence at the Southeast corner of the Southeast quarter of the Northwest quarter of Section 7, Township 20 South, Range 1 East, for the point of beginning; thence North 03 degrees 40 minutes 07 seconds West along the East boundary line of said quarter quarter section for 552.39 feet; thence North 69 degrees 42 minutes 38 seconds West for 472.48 feet to the East side of Gable Road; thence South 06 degrees 48 minutes 28 seconds East for 120.55 feet along the East side of Gable Road; thence South 02 degrees 15 minutes 14 seconds East for 124.82 feet along the East side of Gable Road; then South 10 degrees 16 minutes 51 seconds East for 34.27 feet along the East side of Gable Road; thence South 19 degrees 56 minutes 06 seconds East for 58.79 feet along the East side of Gable Road; thence South 08 degrees 29 minutes 47 seconds East for 19.07 feet along the East side of Gable Road; thence South 0 degree 37 minutes 20 seconds East for 199.08 feet along the East side of Gable Road to the South boundary line of said quarter quarter section; thence South 89 degrees 42 minutes 38 seconds East for 480.15 feet to the point of beginning.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto Alfred Lamoureux, 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, Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, 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 18<sup>th</sup> day of April, 2022.

Bank of New York Mellon Trust Company,  
N.A. as Trustee for Mortgage Assets  
Management Series I Trust

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

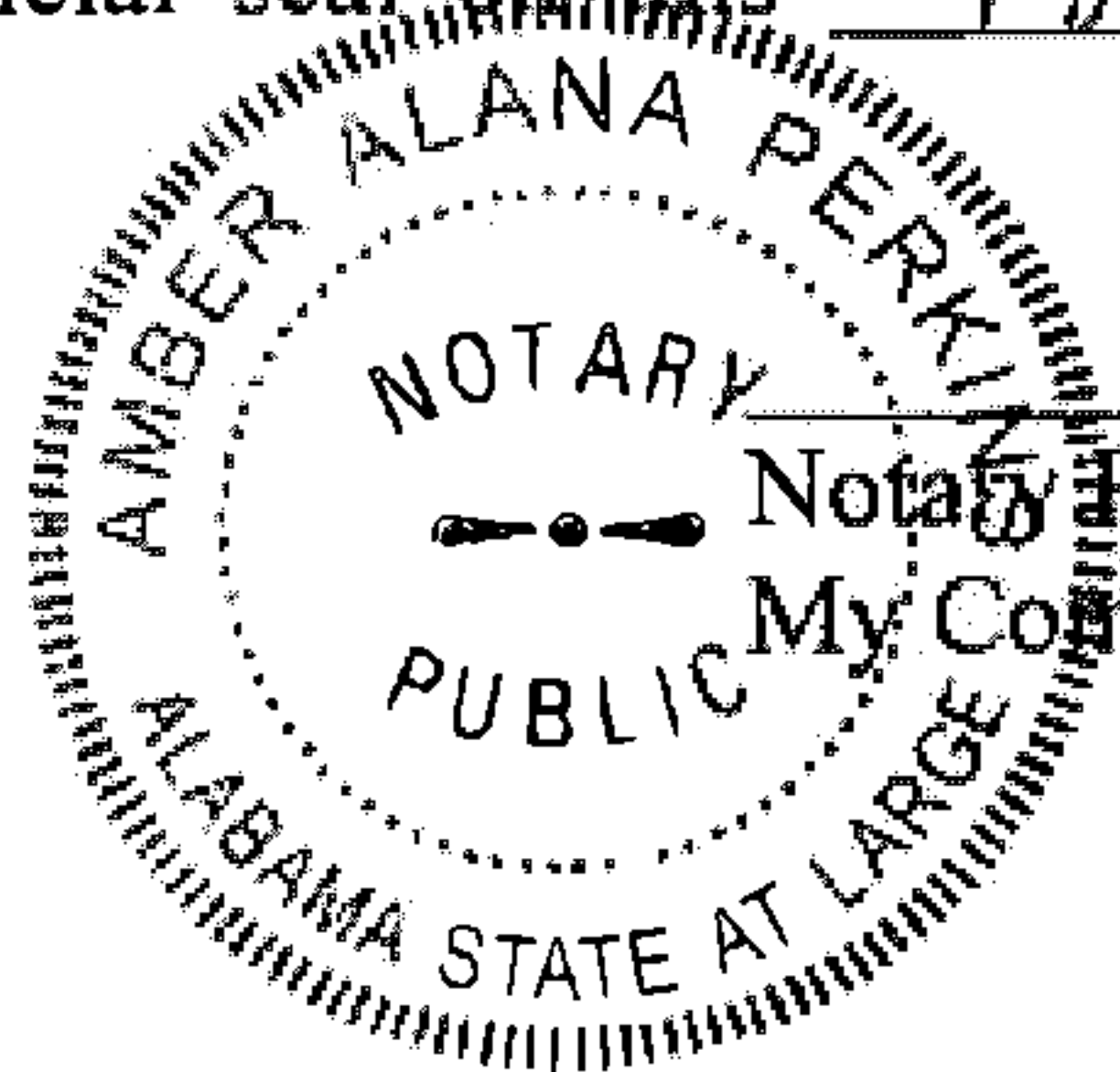
By: Andy Saag, Esq.

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andy Saag, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, 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 18 day of April, 2022.



MY COMMISSION EXPIRES MAY 22, 2022

This instrument prepared by:  
Andy Saag, Esq.  
TIFFANY & BOSCO, P.A.  
2311 Highland Avenue South  
Suite 330  
Birmingham, Alabama 35205  
TB File No.: 21-05985



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

Grantor's Name	Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust	Grantee's Name	Alfred Lamoureux
Mailing Address	c/o PHH Mortgage Corporation  One Mortgage Way Mount Laurel, NJ 08054	Mailing Address	1772 Woodbine Drive Birmingham, AL 35216

Property Address	<u>761 Dorrough Rd,</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>April 1, 2022</u>
		Total Purchase Price	<u>\$61,001.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Foreclosure Bid Price</u>
<input type="checkbox"/> 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.

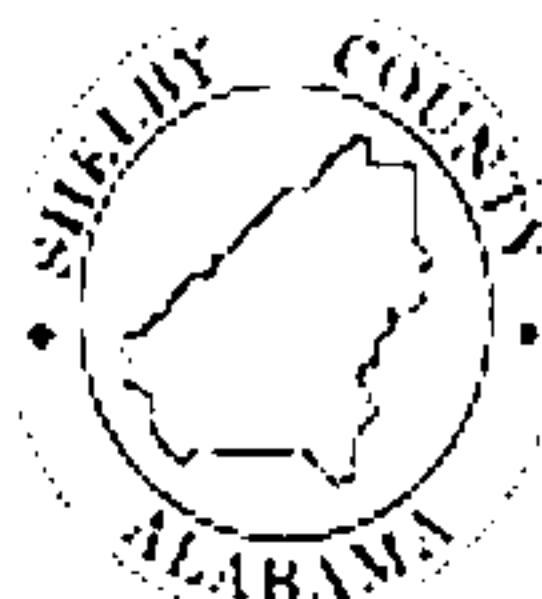
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4/11/22

☐ 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  
04/26/2022 12:00:47 PM  
\$95.50 CHERRY  
20220426000170580

*Allen S. Bayl*