



20220720000285100 1/3 \$215.00
Shelby Cnty Judge of Probate, AL
07/20/2022 08:33:32 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Michael Lindsey
Halliday, Watkins & Mann, P.C.
244 Inverness Center Drive
Birmingham, AL 35242

SEND TAX NOTICES TO:

Deryl Owens and John Phillips
8500 Plantation Ridge Road
Montgomery, AL 36116

GRANTOR

Linda McManus Hoagland
46 Cheshire Rd
Sterrett, AL 35147

GRANTEE

Deryl Owens and John Phillips
8500 Plantation Ridge Road
Montgomery, AL 36116

Michael C McManus
46 Cheshire Rd
Sterrett, AL 35147

Property Address: 46 Cheshire Rd, Sterrett, AL 35147
Purchase Price: \$185,000.00***Mortgagee credit***
Sale Date: April 12, 2022

STATE OF ALABAMA
COUNTY OF SHELBY

)
)
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on February 8, 2019, Michael C McManus and Linda McManus Hoagland, executed a certain mortgage on the property hereinafter described to Wells Fargo Bank, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on February 15, 2019,; and subsequently transferred and assigned to Specialized Loan Servicing, LLC, and said assignment being recorded on August 13, 2021 as Document Number 20210813000394740 and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week

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State of Alabama
Deed Tax:\$185.00



for three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Specialized Loan Servicing, LLC ("Transferee") 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 by publication in Shelby County Newspaper, Inc., a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of December 26, 2021, January 02, 2022, January 9, 2022; and the sale postponement having been published in the same paper on January 23, 2022.

WHEREAS, on January 18, 2022 the sale having been postponed by oral proclamation to April 12, 2022 and on April 12, 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 and properly conducted, and Specialized Loan Servicing, LLC did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Shelby County Courthouse door in Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Denise Koen was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Specialized Loan Servicing, LLC ; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Deryl Owens and John Phillips, in the amount of \$185,000.00, which sum of money Specialized Loan Servicing, LLC offered to credit on the indebtedness secured by said mortgage, and the said Specialized Loan Servicing, LLC, by and through Michael Lindsey, as attorney for said Specialized Loan Servicing, LLC, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Deryl Owens and John Phillips, the following described property situated in Shelby County, Alabama, to-wit:
From the Southwest corner of Section 23, Township 19 South, Range 1 East, run East along the South



boundary of said Section a distance of 2,042.00 feet; thence left 88 degrees, 12 minutes a distance of 325.12 feet to the point of beginning; thence continue a distance of 287.99 feet; thence left 150 degrees, 26 minutes, 57 seconds a distance of 131.00 feet; thence left 6 degrees, 13 minutes, 08 seconds a distance of 140.71 feet; thence left 68 degrees, 16 minutes, a distance of 84.48 feet; thence left 59 degrees, 00 minutes 08 seconds a distance of 62.56 feet to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described property to Deryl Owens and John Phillips and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Specialized Loan Servicing, LLC has caused this instrument to be executed by and through Michael Lindsey, as attorney for said Transferee, and said Michael Lindsey, as attorney for said Transferee, has hereto set his hand and seal on this the 18th day of April, 2022.

Specialized Loan Servicing, LLC

By: [Signature]

Michael Lindsey, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Michael Lindsey, whose name as Attorney for Specialized Loan Servicing, LLC, 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 said conveyance, he, as such attorney for Specialized Loan Servicing, LLC and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 18th day of April, 2022.

[Signature]
Notary Public

My Commission Expires: 5/11/23

