

SOURCE OF TITLE
Deed Instrument Number
Deed 20180320

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA) James Edward Glass, Jr., a married man
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That James Edward Glass, Jr., a married man did to-wit, March 27, 2018, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Southwest Funding, LP, which mortgage is recorded in Instrument # 20180328000101930 on March 28, 2018, and modified in and modified by agreement recorded August 6, 2021 at instrument Number 20210806000381360, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred to MidFirst Bank.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said MidFirst Bank 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 The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 15, 2022, May 22, 2022 and May 29, 2022; and

WHEREAS, on July 12, 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, MidFirst Bank acting by and through Denise Koen, a representative of auctioneer and attorney LOGS Legal Group LLP did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of 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 MidFirst Bank, in the amount of \$217,580.50 which sum the said MidFirst Bank offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said MidFirst Bank.

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, 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; and

NOW, THEREFORE, in consideration of the premises and of \$217,580.50, cash, the said James Edward Glass, Jr., a married man, acting pursuant to the authority granted under the said mortgage to MidFirst Bank, does or do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warranty contemplated by § 35-4-271 of the Code of Alabama (1975) unto MidFirst Bank, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, according to the Map and Survey of King's Meadow Subdivision, Second Sector, as recorded in Map Book 9, Page 168, in the Probate Office of Shelby County, Alabama.

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of Shelby County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

TO HAVE AND TO HOLD THE above described property, 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, and any taxes which may be due.

IN WITNESS WHEREOF, the said MidFirst Bank, has caused this instrument to be executed by LOGS Legal Group LLP, as auctioneer and attorney conducting said sale, and in witness whereof, LOGS Legal Group LLP, has executed this instrument in such capacity as on this July 20, 2022.

James Edward Glass, Jr., a married man
Mortgagors

By MidFirst Bank
Mortgagee or Transferee of Mortgagee

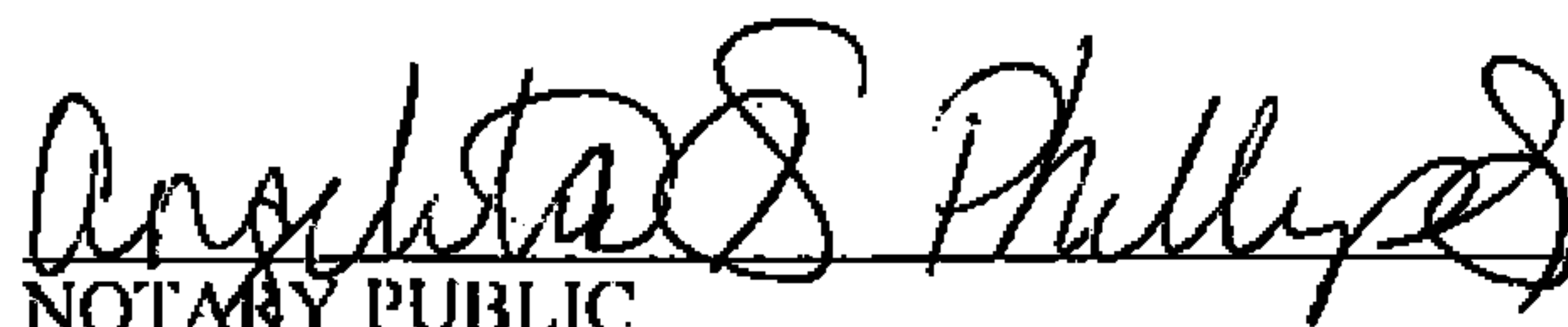
By: LOGS Legal Group LLP, as Auctioneer and attorney conducting
said sale for said Mortgagee or Transferee of Mortgagee.

By: 
Name: Andrew Vining

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Andrew Vining, whose name as agent for LOGS Legal Group LLP, is signed to the foregoing conveyance 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 agent for LOGS Legal Group LLP, and with full authority, executed the same voluntarily on the day that bears that same date.

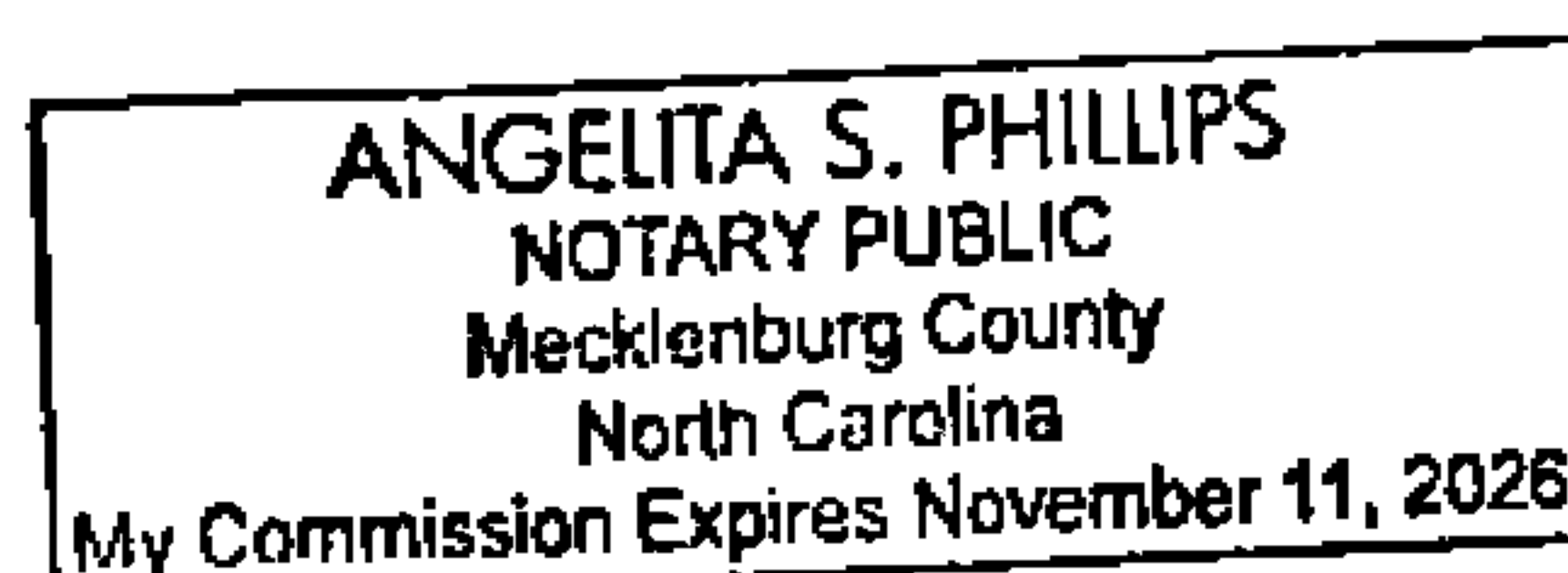
Given under my hand and official seal on July 20, 2022.


NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Instrument prepared by:
Brennan Rutledge
LOGS LEGAL GROUP LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
22-021482

Send Tax Notices to:
MidFirst Bank
999 NW Grand Blvd.
Oklahoma City, OK 73118



Real Estate Sales Validation Form

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

Grantor's Name James Edward Glass, Jr., a married man
Mailing Address 1765 King James Dr
Alabaster, AL 35007

Grantee's Name MidFirst Bank
Mailing Address 999 NW Grand Blvd.
Oklahoma City, OK 73118

Property Address 1765 King James Dr
Alabaster, AL 35007

Date of Sale July 12, 2022

Total Purchase Price \$217,580.50

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 Notice of Sale

☐ 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 of 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 7/20/22

Print Andrew Vining

Sign [Signature]

(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
07/22/2022 08:32:54 AM
\$32.00 JOANN
20220722000287580

Allen S. Bayl