

DOCUMENT PREPARED BY AND RETURN TO:

Victor Kang
3145 Avalon Ridge Place
Suite 100
Peachtree Corners, GA 30071

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, heretofore, on, to-wit: the 10th day of October, 2002, JOHN S HENRY SR. AND CAROL M. HENRY, HUSBAND AND WIFE executed that certain mortgage on real property hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR HOMECOMINGS FINANCIAL NETWORK, INC., which said mortgage was recorded in the Office of the Judge of Probate in Shelby County, Alabama, on October 18, 2002, at Instrument Number 20021018000513180, Shelby County, Alabama Records, said Mortgage having subsequently been transferred and assigned to **MCLP ASSET COMPANY, INC.**, by instrument recorded in Instrument Number 20220228000083250, 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 Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in a 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 accordance with the loan terms, and MCLP Asset Company, Inc. did declare due 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 July 10, 2022, July 17, 2022, July 24, 2022 that the property would be sold on August 9, 2022; and

WHEREAS, on August 9, 2022, the day on which the foreclosure was due to be held under the terms of the said notice, between the legal hours of sale, said foreclosure was duly conducted, and MCLP Asset Company, Inc. did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, MCLP Asset Company, Inc. was the highest bidder in the amount of Forty-Nine Thousand Seven Hundred Thirty-Seven and 07/100 dollars (\$49,737.07), on the indebtedness secured by said mortgage; and MCLP Asset Company, Inc., by and through its undersigned counsel, does hereby grant, bargain, sell and convey unto MCLP Asset Company, Inc., all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to wit:

A PARCEL OF LAND IN THE NORTH 1/2 OF THE SOUTHEAST 1/4, FRACTIONAL SECTION 20, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF THE NE 1/4 - SE 1/4, SECTION 20, AS A POINT OF BEGINNING, RUN NORTH 88 DEGREES 34 MINUTES EAST FOR 247.71 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF A PAVED PUBLIC ROAD; THENCE RUN ALONG SAID ROAD RIGHT OF WAY LINE (A CHORD BEARING AND DISTANCE) SOUTH 32 DEGREES 21 MINUTES WEST 45.6 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE (A CHORD BEARING AND DISTANCE) SOUTH 22 DEGREES 37 MINUTES WEST FOR 189.2 FEET TO A POINT WHERE SAID RIGHT OF WAY IS INTERSECTED BY THE CENTERLINE OF AN ABANDONED ROAD COMMONLY KNOWN AS OLD MONTEVALLO-CALERA ROAD, RUN THENCE ALONG SAID ROAD CENTERLINE SOUTH 49 DEGREES 10 MINUTES WEST 145.5 FEET TO A POINT INTERSECTED BY A FENCE (IF EXTENDED); THENCE RUN ALONG SAID FENCE EXTENSION, FENCE PROPER AND AN EXTENSION OF

SAID FENCE NORTH 16 DEGREES 15 MINUTES WEST 313.5 FEET TO THE NORTH LINE OF THE NW 1/4 - SE 1/4; THENCE RUN ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION NORTH 88 DEGREES 34 MINUTES WEST 48.3 FEET TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD the above described property unto MCLP Asset Company, Inc., its successors/heirs and assigns, forever; subject, however, subject to the statutory rights of redemption from said foreclosure sale in favor of those parties or entities 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, zoning ordinances, any outstanding taxes, restrictive covenants, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, MCLP Asset Company, Inc., has caused this instrument to be executed by and through its undersigned counsel, as attorney for said Transferee, and said undersigned counsel for said Transferee, has hereto set his/her hand and seal on this the 14th day of September, 2022.

MCLP ASSET COMPANY, INC.

By: _____
Printed Name: Victor Kang
Its: Attorney

STATE OF GEORGIA
COUNTY OF GWINNETT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor Kang, acting in his/her capacity as attorney for MCLP Asset Company, Inc., 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 the conveyance, he/she, as such attorney and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as attorney for MCLP Asset Company, Inc..

Given under my hand and official seal on this the 14th day of September, 2022.

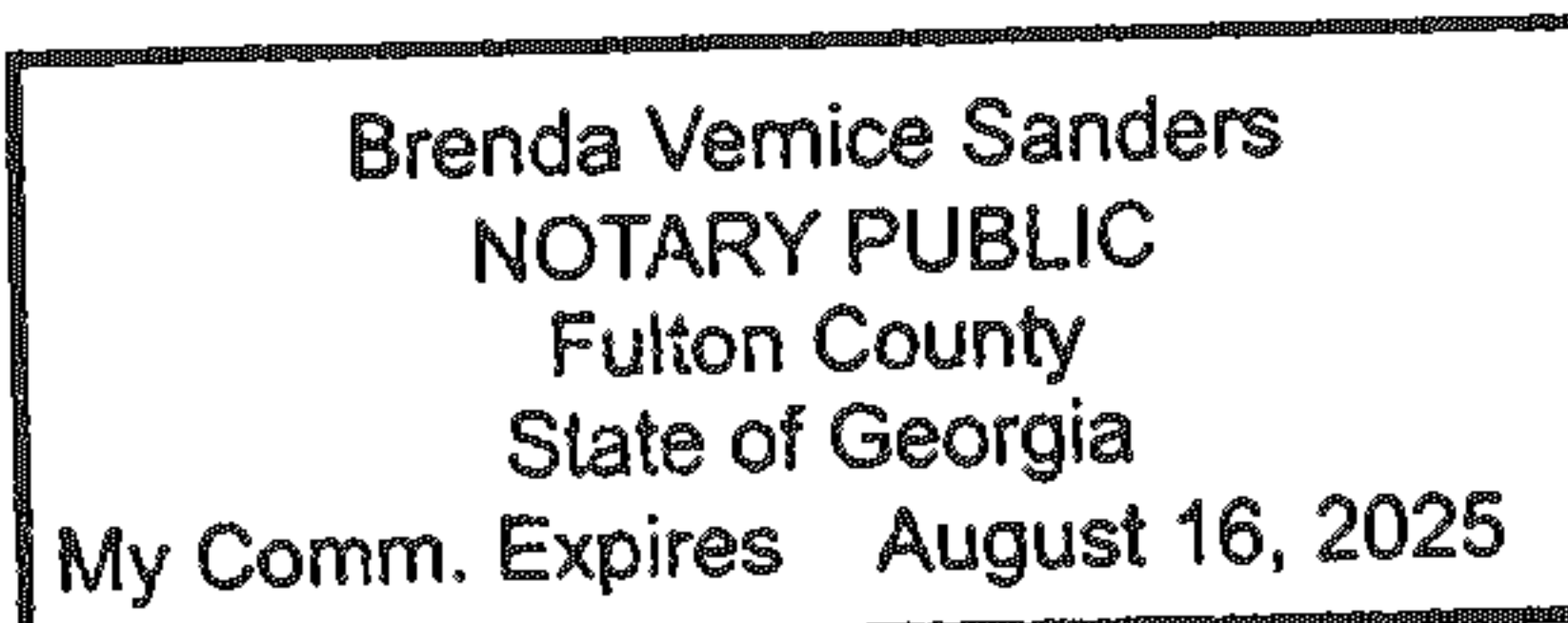
Brenda Vernice Sanders

Notary Public

My Commission Expires:

8/16/2025

(Notary Seal)



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

Grantor's Name JOHN S. HENRY, SR., CAROL M. HENRY
 Mailing Address 2177 VICTORY WAY
 CALERA, AL 35040

Grantee's Name MCLP Asset Company, Inc.
 Mailing Address 3501 Olympus Boulevard
 Dallas, TX 75019

Property Address 2177 VICTORY WAY
 CALERA, AL 35040

Date of Sale August 9, 2022
 Total Purchase Price \$49,737.07

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 Mortgage Foreclosure Deed
☐ 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 9/15/2022

Print JACQUEUNE CLAXTON

☐ Unattested

Sign JClaxton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/15/2022 09:04:14 AM
 \$36.00 BRITTANI
 20220915000357210

Allen S. Boyd

Form RT-1