

THIS INSTRUMENT WAS PREPARED BY:

Jason Tingle
Halliday, Watkins & Mann, P.C.
244 Inverness Center Drive
Birmingham, AL 35242

SEND TAX NOTICES TO:

E21, LLC
17932 Highway 42
Shelby, AL 35143

GRANTOR

William W. Stewart, Jr.
85 Wallace Drive
Shelby, AL 35143

GRANTEE

E21, LLC
17932 Highway 42
Shelby, AL 35143

Property Address: 85 Wallace Drive, Shelby, AL 35143
Purchase Price: \$171,000.00
Sale Date: October 31, 2022

STATE OF ALABAMA
COUNTY OF SHELBY

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FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on June 19, 2019, William W. Stewart, Jr., a single man, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for River Bank & Trust, its successors and assigns, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on June 26, 2019, as Instrument Number 20190626000227490; and subsequently transferred and assigned to Specialized Loan Servicing, LLC, and said assignment being recorded on February 18, 2021 as Document Number 202102180000812280 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 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 Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of September 25, 2022, October 2, 2022, October 9, 2022; and

WHEREAS, on October 31, 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 Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Deb Kilgore 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 E21, LLC, in the amount of \$171,000.00, 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 Jason Tingle, as attorney for said Specialized Loan Servicing, LLC, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said E21, LLC, the following described property situated in Shelby County, Alabama, to-wit:

Lot 4, according to the survey of Turtle Cove, Phase I, as recorded in Map Book 12, Page 61 in the Probate Office of Shelby County, Alabama

More commonly known as: 85 Wallace Drive, Shelby, AL 35143

TO HAVE AND TO HOLD the above-described property to E21, LLC 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 Jason Tingle, as attorney for said Transferee, and said Jason Tingle, as attorney for said Transferee, has hereto set his hand and seal on this the 4th day of November, 2022.

Specialized Loan Servicing, LLC

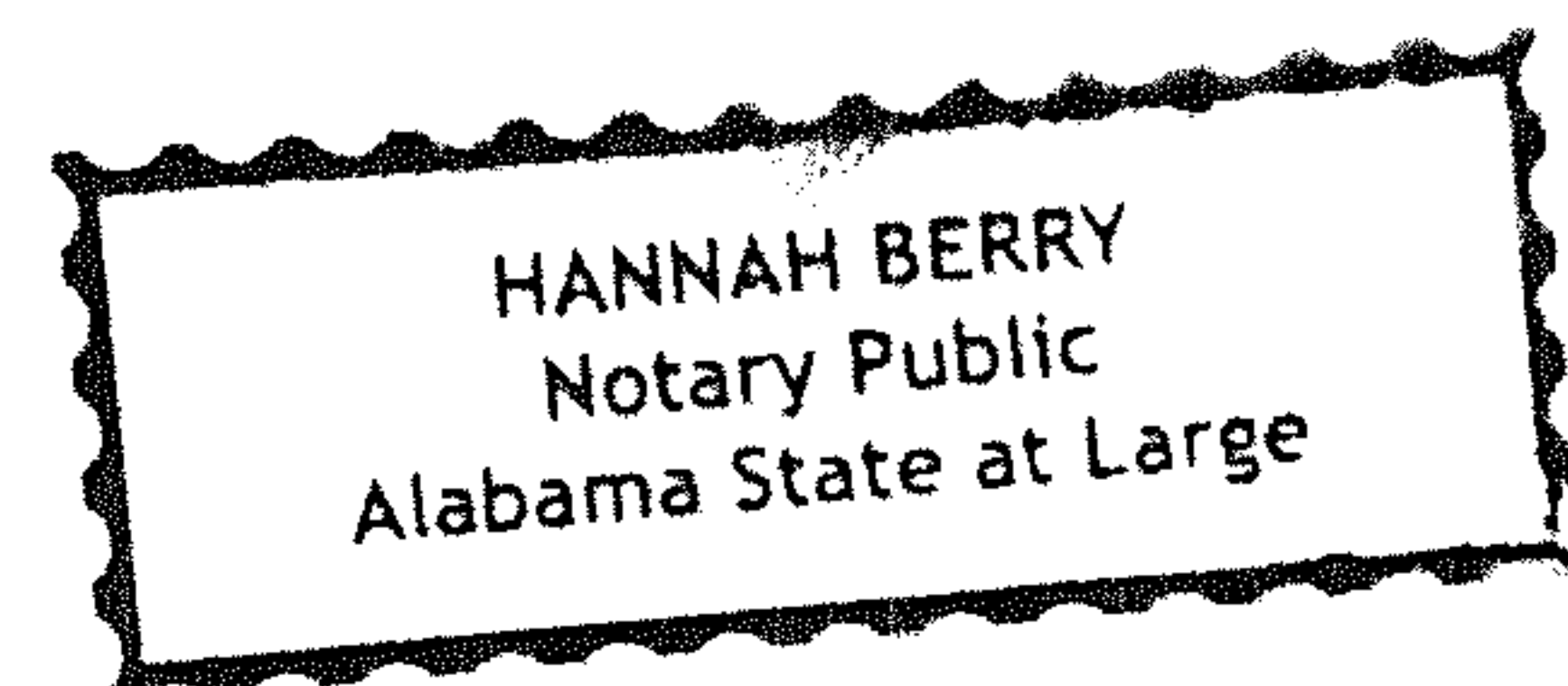
By: [Signature]
Jason Tingle, Attorney for Transferee

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 Jason Tingle, 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 4th day of November, 2022.

[Signature]
Notary Public
My Commission Expires:
6/10/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/10/2022 12:49:45 PM
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[Signature]