

SEND TAX NOTICE TO:

Village Capital & Investment, LLC
2550 Paseo Parkway, Ste 100
Henderson, NV 89074

STATE OF ALABAMA

COUNTY OF SHELBY

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, Phillip G. Burns and Carla A. Burns executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Village Capital & Investments, LLC, which said mortgage was dated August 23, 2013 and was recorded August 30, 2013 in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No., 20130830000355240, said mortgage having subsequently been transferred and assigned to Village Capital & Investment, LLC, by instrument recorded on June 7, 2017 in Instrument Number 20170607000200250, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Mortgagee/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 of 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 Mortgagee/Transferee, an attorney of the Mortgagee/Transferee or any person conducting said sale for the Mortgagee/Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee/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 Village Capital & Investment, LLC 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 sale of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 11, 2022, December 18, 2022, and December 25, 2022; and

WHEREAS, on January 25, 2023, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly conducted, and Village Capital & Investment, LLC 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, Village Capital & Investment, LLC was the highest bidder and best bidder in the amount of Forty Thousand Six Hundred Ninety-Three And 30/100 Dollars (\$40,693.30) on the indebtedness secured by said mortgage, the said Village Capital & Investment, LLC, by and through Brock & Scott, PLLC as attorney for said Mortgagee/Transferee, does hereby grant, bargain, sell and convey unto

Village Capital & Investment, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commencing at the Northeast Corner of the North Half of the Southeast Quarter of Section 6, Township 18 South, Range 2 East, Shelby County, Alabama, for the point of beginning; thence South 87°40'53" West, a distance of 237.50 feet; thence South 0°00'00" East, a distance of 190.00 feet; thence North 87°40'53" East a distance of 237.50 feet; thence North 0°00'00" West, a distance of 190.00 feet to the point of beginning.

DESCRIPTION OF A 20 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES.

Commencing at the Northeast corner of the North Half of the Southeast Quarter of Section 6, Township 18 South, Range 2 East, Shelby County, Alabama; thence south 87°40'53" West, a distance of 1336.35 feet; thence South 0°00'00" East, a distance of 24.85 feet to the Point of Beginning; thence North 82°37'05" East, a distance of 21.81 feet; thence North 89°07'45" East, a distance of 54.46 feet; thence South 84°20'58" East, a distance of 149.59 feet; thence South 78°05'04" East, a distance of 58.59 feet; thence South 60°15'06" East, a distance of 78.04 feet; thence South 37°34'19" East, a distance of 72.24 feet; thence South 29°52'06" East, a distance of 117.52 feet; thence South 43°36'27" East, a distance of 56.65 feet; thence South 67°51'57" East, a distance of 40.99 feet; thence South 76°40'01" East, a distance of 131.40 feet; thence North 67°21'32" East, a distance of 70.24 feet; thence North 80°42'26" East, a distance of 176.75 feet; thence North 73°37'42" East, a distance of 57.93 feet; thence North 62°19'43" East, a distance of 49.99 feet; thence North 55°55'09" East, a distance of 104.83 feet; thence North 61°44'34" East, a distance of 41.73 feet; thence North 57°18'52" East, a distance of 84.75 feet to the Point of Beginning.

Together with the Mobile Home situated thereon which is affixed to the aforementioned real property and incorporated herein and which is intended by all parties to constitute a part of the realty and to pass with it.

Said Mobile Home is identified as follows:

Year/Make(Manufacturer)/Model: 1995 Cavalier
Serial/VIN Number(s): NTA199206/NTA199207

Commonly known as: 823 Crabapple Lane, Vandiver, AL 35176

Parcel Number: 05 3 06 0 000 006.008

TO HAVE AND TO HOLD the above described property unto Village Capital & Investment, LLC its successors/heirs and assigns, 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, Village Capital & Investment, LLC has caused this instrument to be executed by and through Brock & Scott, PLLC, as attorney for said Mortgagee/Transferee, and has hereto set its hand and seal on this 7th day of February 2023.

Village Capital & Investment, LLC

By: Brock & Scott, PLLC

Its: Attorney


By:

F. Wayne Keith

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that F. Wayne Keith, whose name as attorney of Brock & Scott, PLLC, acting in its capacity as attorney for Village Capital & Investment, LLC 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 attorney and with full authority, executed the same voluntarily for and as the act of Brock & Scott, PLLC, acting in its capacity as attorney for said Mortgagee/Transferee on the day the same bears date.

Given under my hand and official seal on this the 7th day of February 2023.


Notary Public

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of Brock & Scott, PLLC
120 Bishop Circle
Pelham, Alabama 35124



Real Estate Sales Validation Form

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

Grantors' Name: Phillip G. Burns and Carla A. Burns

Mailing Address: 823 Crabapple Ln
Vandiver, AL 35176

Grantee's Name: Village Capital & Investment, LLC

Mailing Address: 2550 Paseo Parkway, Ste 100
Henderson, NV 89074

Property Address: 823 Crabapple Ln
Vandiver, AL 35176

Date of Transfer: January 25, 2023

Total Purchase Price: \$40,693.30

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other FCD

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: February 7, 2023

Law Offices of Brock & Scott, PLLC.

Sign

F. Wayne Keith, Attorney



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/08/2023 08:40:12 AM
\$37.00 BRITTANI
20230208000032030

Allen S. Bayel