

STATE OF ALABAMA)

SHELBY COUNTY)

SEND TAX NOTICE TO:

Calvin Bowman
905 Woodbrook Road
Birmingham, Alabama 35215

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 22nd Day of August, 2005, William A. Chenoweth, executed the purchase of real property hereinafter described from Patrick M. McNamee Sr., and Marguerite McNamee, which said warranty deed was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050826000440590; and

WHEREAS, in and by said deed and attached and recorded The Narrows Residential Declaration of Covenants, Conditions, and Restrictions as recorded in Book Instrument 2000-9755, and as amended, in the Probate Office of Shelby County, Alabama, and as amended in the Probate Office of Shelby County, Alabama, including the right of Narrows Residential Owners Association, Inc. to impose Assessments and liens for Assessments on lots located within the Narrows Residential Subdivision, the Narrows Residential Owners Association, Inc. (Transferor) was authorized and empowered in case of default in the payment of the assessments secured thereby, according to the terms thereof, to sell said property before the main Courthouse door in 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 covenants and restrictions provided that in the case of sale under the power and authority contained in same, the Transferor or any person conducting said sale for the Transferor was authorized to execute title to the purchaser at said sale; and it was further provided in and by said covenants that the Transferor may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the homeowners association dues and assessments secured by the covenants, and the Narrows Residential Owners Association, Inc. did declare all of the indebtedness secured by said covenants, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said property by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of February 12th, February 19th, and February 26th, 2023; and

WHEREAS, on March 9th, 2023, 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 conducted, and the Narrows Residential Owners Association, Inc. did offer for sale

and sell at public outcry in front of the main Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, John C. Barnes as member of Alford & Barnes, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Narrows Residential Owners Association, Inc.; and

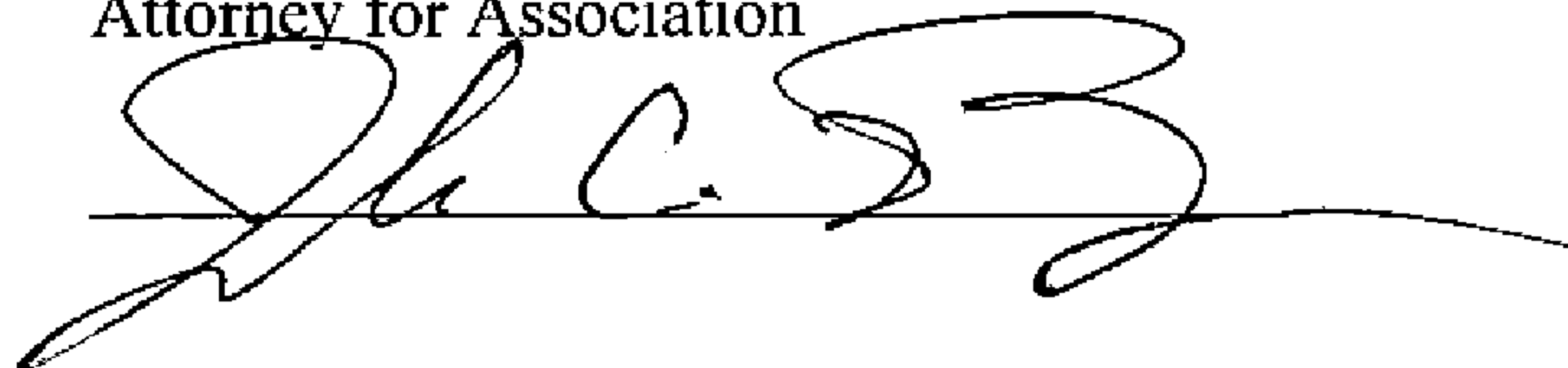
WHEREAS, Calvin Bowman was the highest bidder and best bidder in the amount of Thirteen Thousand Eight-Hundred Fifty-Nine Dollars and Ninety-Five Cents (\$13,859.95) on the indebtedness secured by the Declaration, the said Narrows Residential Owners Association, Inc., by and through John C. Barnes, as member of Alford & Barnes, LLC as auctioneer conducting said sale for said Transferor, does hereby grant, bargain, sell and convey unto Calvin Bowman all of its right, title, and interest in and to the following described property situated in Shelby County, to-wit:

Lot 106, according to the Amended Map of Final Record Plat of Narrows Peak Sector, as recorded in Map Book 31, pages 125 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described property unto Calvin Bowman, his 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 (if any), encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, the Narrows Residential Owners Association, Inc., has caused this instrument to be executed by and through John C. Barnes as member of Alford & Barnes, LLC, as auctioneer conducting said sale for said Transferor, and said John C. Barnes as member of Alford & Barnes, LLC, as said auctioneer, has hereto set his hand and seal this 9 day of March, 2023.

Narrows Residential Owners Association, Inc.
By: John C. Barnes, Esq.
Attorney for Association

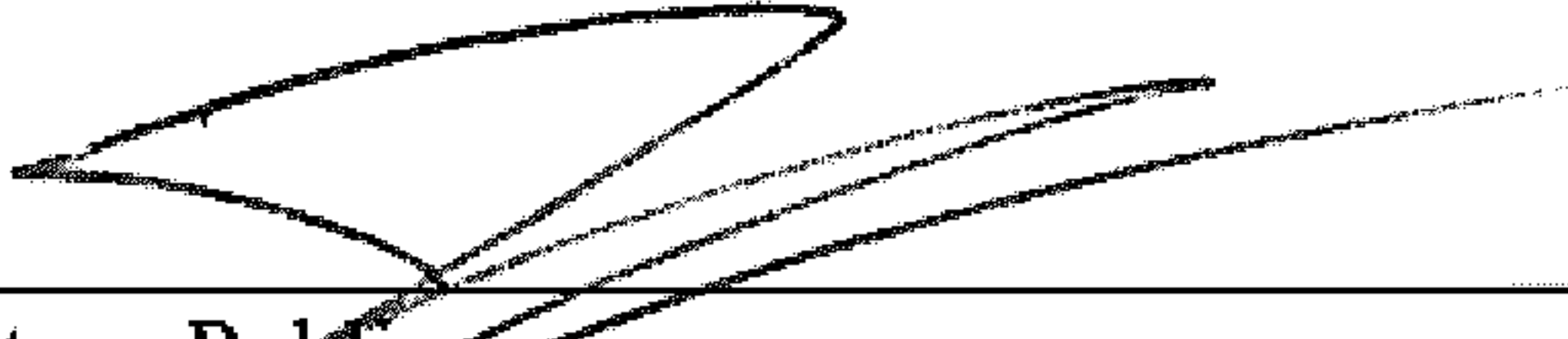
A handwritten signature in black ink, appearing to read 'J.C.B.', is written over a horizontal line.

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John C. Barnes, attorney for the Narrows Residential Owners Association, Inc., acting in his capacity as auctioneer for Narrows Residential Owners Association, 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, with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as attorney for the said Transferor.

Given under my hand and official seal on this 9th day of March, 2023.



Notary Public
My Commission Expires: _____

This instrument prepared by:
John C. Barnes
Alford & Barnes, LLC
100 Brook Drive, Suite D
Helena, AL 35080

John M. Alford
Notary Public, Alabama State At Large
My Commission Expires March 28, 2026

Publisher's Certificate of Publication

STATE OF ALABAMA COUNTY OF SHELBY

Viridiana Romero, being duly sworn, says:
That she is Telemarketing Director of The Shelby
County Reporter, a daily newspaper of general
circulation, printed and published in Columbiana,
Shelby County, Alabama; that the publication, a
copy of which is attached hereto, was published in
the said newspaper on the following dates:

02/12/23, 02/19/23, 02/26/23

That said newspaper was regularly issued and
circulated on those dates.

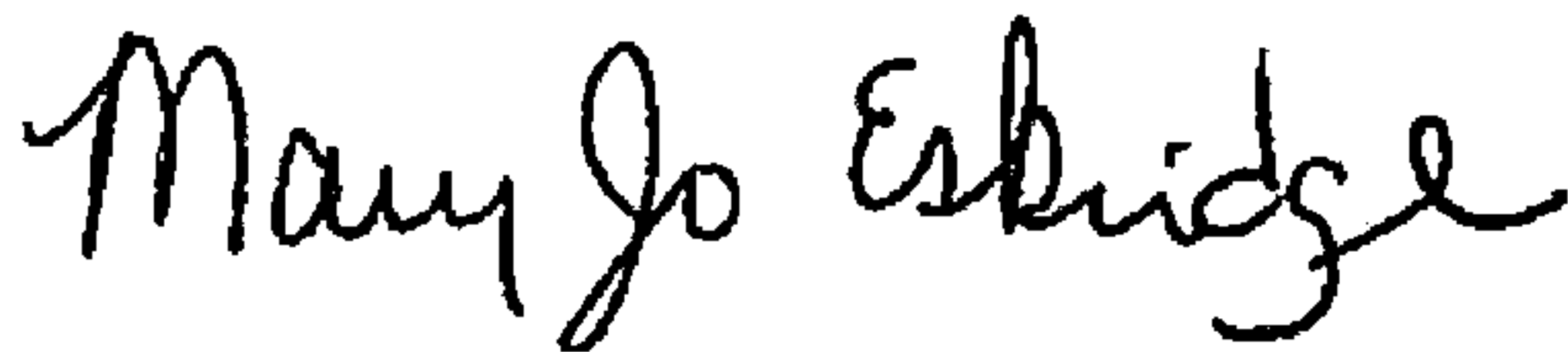
The sum charged by the Newspaper for said publi-
cation does not exceed the lowest rate paid by com-
mercial customers for an advertisement of similar
size and frequency in the same newspaper in which
the public notice appeared.

There are no agreements between The Shelby
County Reporter and the officer or attorney charged
with the duty of placing the attached legal advertis-
ing notices whereby any advantage, gain or profit
accrued to said officer or attorney.

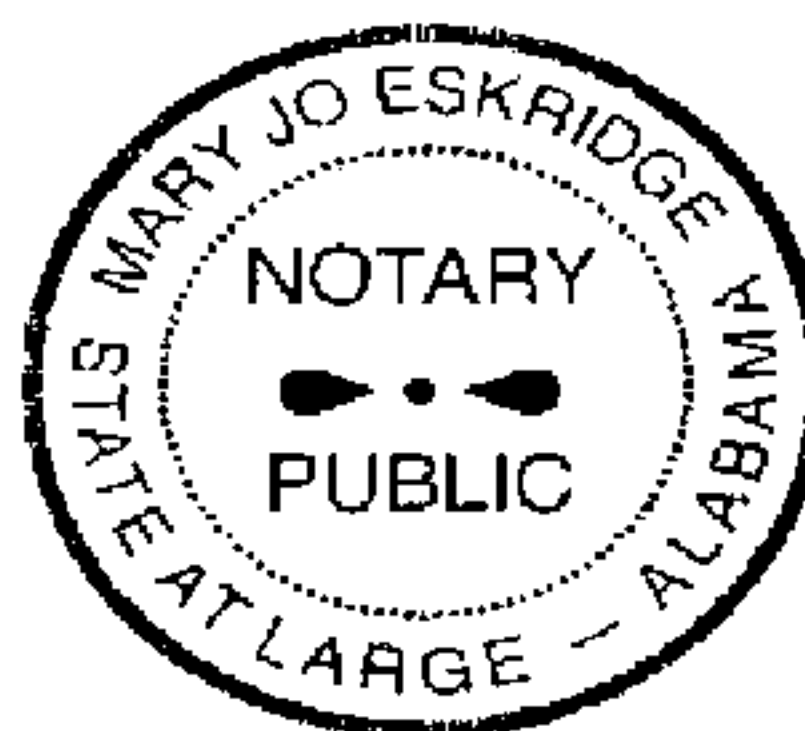
SIGNED:



Viridiana Romero, Telemarketing Director
Subscribed and sworn to before me this
26th Day of February, 2023



Mary Jo Eskridge, Notary Public
State of Alabama at Large
My commission expires 03-02-2026



Account # 144875
Ad # 1585814

THE LAW FIRM OF ALFORD & BARNES LLC
100 BROOK DRIVE
SUITE D
HELENA AL 35080

PUBLIC NOTICE

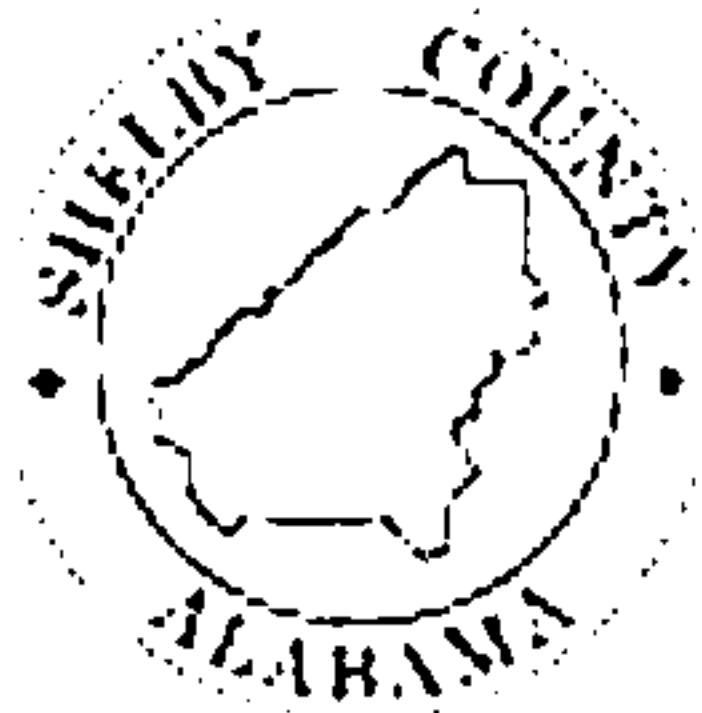
NOTICE OF HOMEOWNERS ASSOCIATION LIEN FORECLOSURE

WHEREAS, default having been
made in payment of the home-
owners association assess-
ments of The Narrows Residen-
tial Owners Association, Inc. by
William A. Chenoweth, the own-
er of the following described
property, the undersigned, The
Narrows Residential Owners
Association, Inc., an Alabama
corporation (the "Association"),
under and by virtue of the en-
forcement provisions with re-
spect to the lien of the Associ-
ation, and the verified claim of
lien filed for record in Instrument
20210304000107520 in the
Probate Office of Shelby Coun-
ty, Alabama, and set forth in The
Narrows Residential Declara-
tion of Covenants, Conditions,
and Restrictions as recorded
in Book Instrument 2000-9755,
and as amended in the Probate
Office of Shelby County, Ala-
bama, will sell at public outcry
for cash at the main entrance
of the Courthouse at Shelby
County, Alabama, on March 9th,
2023, during the legal hours of
sale, the following described
real estate situated in Shelby
County, Alabama, to wit:
Lot 106, according to the
Amended Map of Final Record
Plat of Narrows Peak Sector, as
recorded in Map Book 31, pag-
es 125 A & B, in the Probate Of-
fice of Shelby County, Alabama;
being situated in Shelby County,
Alabama.

The property address is 249
Narrows Drive, Birmingham,
AL 35242. THIS PROPERTY
WILL BE SOLD ON AN "AS IS,
WHERE IS" BASIS, SUBJECT
TO ANY EASEMENTS, EN-
CUMBRANCES, AND EXCEP-
TIONS REFLECTED IN THE
MORTGAGE (IF ANY) AND
THOSE CONTAINED IN THE
RECORDS OF THE OFFICE
OF THE JUDGE OF PROBATE
OF THE COUNTY WHERE THE
ABOVE-DESCRIBED PROP-
ERTY IS SITUATED. THIS
PROPERTY WILL BE SOLD
WITHOUT WARRANTY OR
RECOURSE, EXPRESSED OR
IMPLIED AS TO TITLE, USE
AND/OR ENJOYMENT AND
WILL BE SOLD SUBJECT TO
THE RIGHT OF REDEMPTION
OF ALL PARTIES ENTITLED
THERE TO. Said sale is made
for the purpose of foreclosing
said continuing Lien to-date,
paying the Lien debt, the costs
and expenses of foreclosure, in-
cluding a reasonable attorney's
fee as allowed and permitted
by the Declaration. Lienholder/
Association reserves the right
to bid on the subject prop-
erty. Said sale is also subject to
unpaid taxes or assessments
whether of record or not. Said
sale for this property is subject

to postponement or cancella-
tion. Contact the person named
below prior to attendance, John
C. Barnes, Esq., Attorney for the
Association, The Narrows Resi-
dential Owners Association,
Inc. Alford & Barnes, LLC, 100
Brook Drive, Suite D, Helena,
Alabama 35080. 205-436-8420.

Shelby County Reporter:
Feb. 12, 29 and 26, 2023
TS/CHENOWETH



Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name William A. Chenoweth
Mailing Address 249 Narrows Drive
Birmingham, AL 35242

Grantee's Name Calvin Bowman
Mailing Address 905 Woodbrook Road
Birmingham, AL 35215

Property Address 249 Narrows Drive
Birmingham, AL 35242

Date of Sale 3/9/2023
Total Purchase Price \$13,859.95

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Delinquent HOA Assessment Foreclosure

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 3/9/23

Print John C. Barnes

☒ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1