

STATE OF ALABAMA)

SHELBY COUNTY)

SEND TAX NOTICE TO:

Greystone Farms Owners' Association, Inc.
2125 Data Office Drive, Suite 104
Birmingham, Alabama 35244

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 3rd day of October, 2014, Jodi Nowak, executed the purchase of real property hereinafter described from Ken Griffin, as Personal Representative of the Estate of Joan Lathem Griffin, Shelby County Probate Case PR 2013-000841, which said warranty deed was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20141016000327900; and

WHEREAS, in and by said deed and attached and recorded Greystone Residential Declaration of Covenants, Conditions, and Restrictions recorded in Real 317, page 260, and as amended, in the Probate Office of Shelby County, Alabama, including the right of Greystone Farms Owners' Association, Inc. to impose Assessments and liens for Assessments on lots located within the Greystone Farms Residential Subdivision, the Greystone Farms 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 Greystone Farms 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 January 1st, January 8th, and January 15th, 2023; and

WHEREAS, on February 2nd, 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 Greystone Farms 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 the Greystone Farms Owners' Association, Inc., and

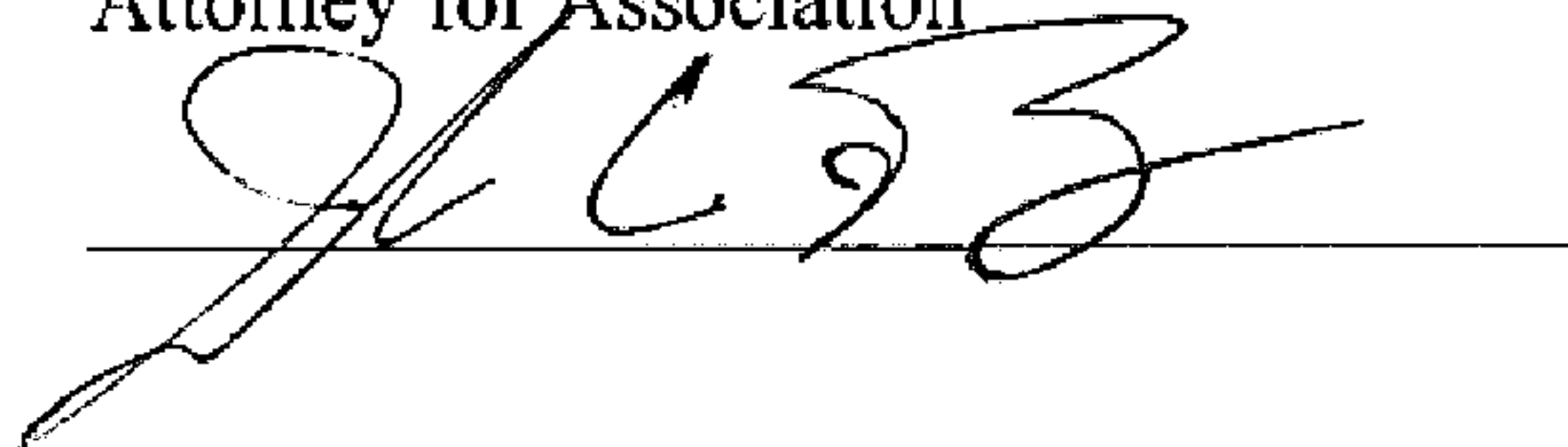
WHEREAS, the Greystone Farms Owners' Association, Inc. was the highest bidder and best bidder in the amount of Seventeen-Thousand Three-Hundred Sixteen Dollars and Thirteen Cents (\$17,316.13) on the indebtedness secured by the Declaration, the said Greystone Farms Owners' Association, Inc., by and through 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 the Greystone Farms Owners' Association, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, to-wit:

LOT 86, ACCORDING TO THE SURVEY OF FINAL PLAT OF GREYSTONE FARMS GUILFORD PLACE, PHASE 2, AS RECORDED IN MAP BOOK 22, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above-described property unto the Greystone Farms Owners' Association, Inc., their 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, Greystone Farms 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 2 day of February, 2023.

Greystone Farms Owners' Association, Inc.
By: John C. Barnes, Esq.
Attorney for Association

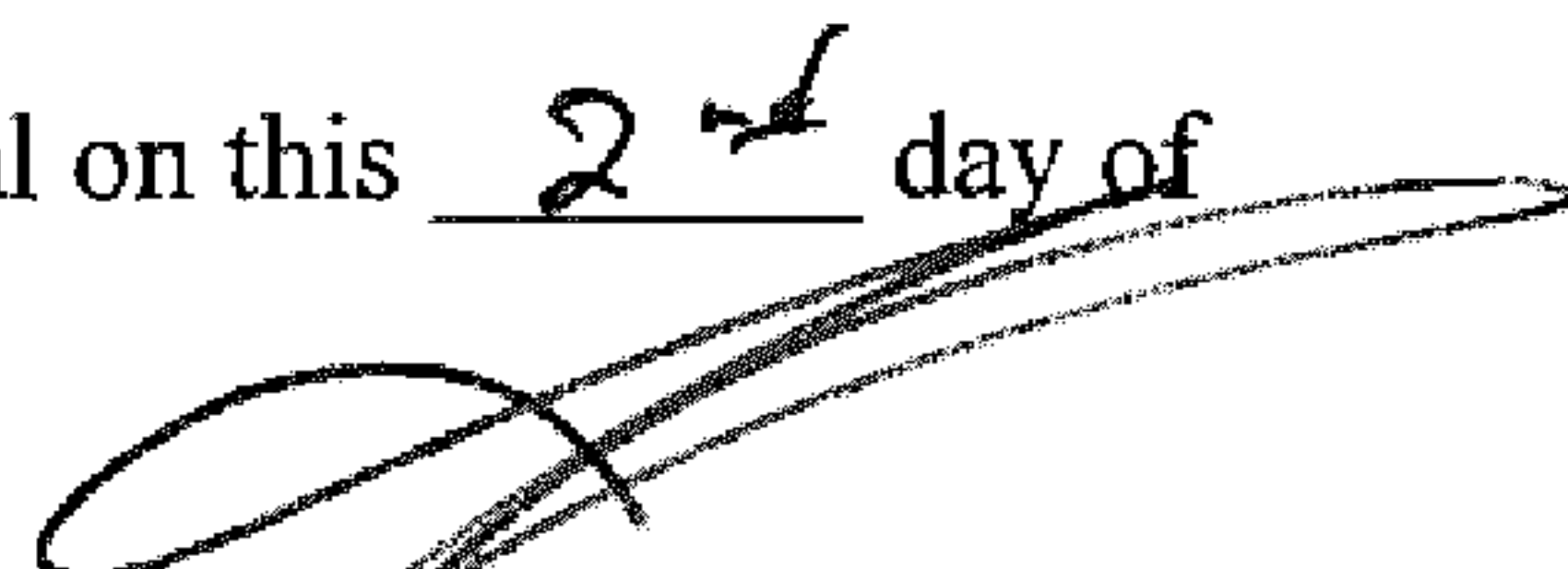
A handwritten signature in black ink, appearing to be 'JCB', is written over a horizontal line.

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 Greystone Farms Owners' Association, Inc., acting in his capacity as auctioneer for the Greystone Farms 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 2nd day of February, 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:

01/01/23, 01/08/23, 01/15/23

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

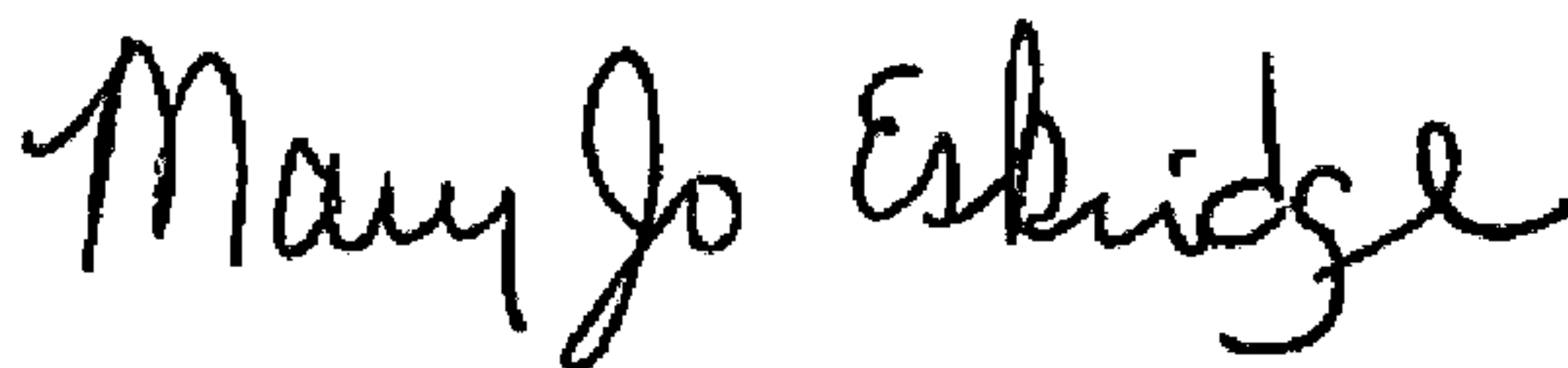
The sum charged by the Newspaper for said publi-
cation does not exceed the lowest rate paid by com-
mercial customers for an advertisement of similar
size and frequency in the same newspaper in which
the public notice appeared.

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.

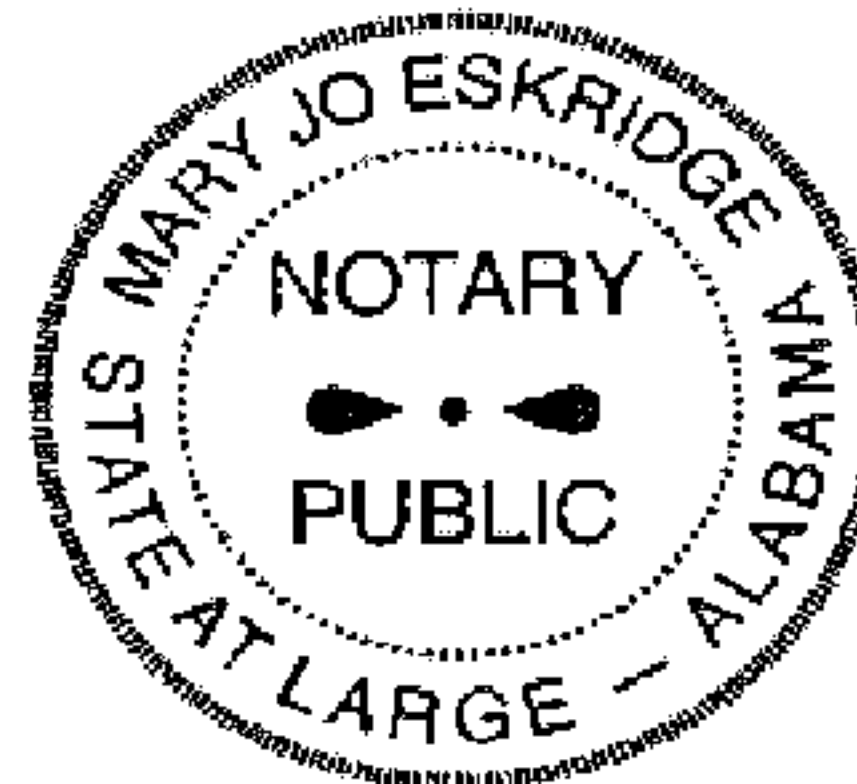
SIGNED:



Viridiana Romero, Telemarketing Director
Subscribed and sworn to before me this
15th Day of January, 2023



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



Account # 144875
Ad # 1561492

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

PUBLIC NOTITCE

NOTICE OF HOMEOWNERS' ASSOCIATION LIEN FORECLOSURE

WHEREAS, default having
been made in payment of the
yearly association assessments
of the Greystone Farms Own-
ers' Association, Inc. by Jodi
Nowak, the owner of the fol-
lowing described property, the
undersigned, Greystone Farms
Owners' Association, Inc., an Al-
abama corporation (the "Asso-
ciation"), under and by virtue of
the enforcement provisions with
respect to the continuing lien of
the Association, and the verified
claim of lien filed in Instrument
Number 20220631000218320
filed in the Probate Office of
Shelby County, Alabama, and
as set forth in the Declaration
of Covenants, will sell at pub-
lic outcry for cash at the main
entrance of the Courthouse at
Shelby County, Alabama, on
February 2 nd, 2023, during the
legal hours of sale, the following
described real estate situated in
Shelby County, Alabama, to wit:
LOT 86, ACCORDING TO THE
SURVEY OF FINAL PLAT OF
GREYSTONE FARMS GUIL-
FORD PLACE, PHASE 2, AS
RECORDED IN MAP BOOK
22, PAGE 24, IN THE PRO-
BATE OFFICE OF SHELBY
COUNTY, ALABAMA. The
property address is 4071 Guil-
ford Circle, Birmingham, Ala-
bama 35242. THIS PROPERTY
WILL BE SOLD ON AN "AS
IS, WHERE IS" BASIS, SUB-
JECT TO ANY EASEMENTS,
ENCUMBRANCES, AND EX-
CEPTIONS REFLECTED IN
THE MORTGAGE AND THOSE
CONTAINED IN THE RE-
CORDS 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
THERETO. Said sale is made
for the purpose of foreclosing
of said continuing Lien, paying
the Lien debt, the costs and ex-
penses of foreclosure, including
a reasonable attorney's fee as
allowed and permitted by the
Declaration. Lienholder/Associ-
ation reserves the right to bid on
the subject property. Said sale is
also subject to unpaid taxes or
assessments whether of record
or not. Said sale for this prop-
erty is subject to postponement
or cancellation. Contact the per-
son named below prior to atten-
dance. John C. Barnes, Esq.,
Attorney for the Association,

Greystone Farms Owners' As-
sociation, Inc., Alford & Barnes,
LLC, 100 Brook Drive, Suite D,
Helena, Alabama 35080. 205-
436-8420.

Shelby County Reporter:
Jan 1, 8 and 15, 2023
FC/NOWAK



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/10/2023 08:28:58 AM
 \$35.00 BRITTANI
 20230310000066110

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	<u>Jodi Nowak</u>	Grantee's Name	<u>Greystone Farms Owners' Asso</u>
Mailing Address	<u>4071 Guilford Road</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>2125 Data Office Drive, Suite 10</u> <u>Birmingham, AL 35244</u>
Property Address	<u>4071 Guilford Road</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>2/2/2023</u>
		Total Purchase Price	<u>\$17,316.13</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 Delinquent HOA Assessment Foreclosure
☐ 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 2/2/23

Print John C. Barnes

☒ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1