

SOURCE OF TITLE
Deed Instrument Number
Deed 20090511000177310

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) Lacrechia L. Hill, a unmarried woman

KNOW ALL MEN BY THESE PRESENTS: That Lacrechia L. Hill, a unmarried woman did to-wit, September 17, 2003, execute a mortgage to Chase Manhattan Mortgage Corporation, which mortgage is recorded in Instrument # 20030925000646820 on September 25, 2003, and modified in and modified by agreement recorded August 30, 2010 at Instrument Number 20100830000277820, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred to MEB Loan Trust VII.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said MEB Loan Trust VII 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 5, 2023, March 12, 2023 and March 19, 2023; and

WHEREAS, on April 19, 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, MEB Loan Trust VII acting by and through Susie Nailen, a representative of auctioneer and attorney LOGS Legal Group LLP did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of MEB Loan Trust VII, in the amount of \$134,923.96 which sum the said MEB Loan Trust VII offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said MEB Loan Trust VII.

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased; and

NOW, THEREFORE, in consideration of the premises and of \$134,923.96, cash, the said Lacrechia L. Hill, a unmarried woman, acting pursuant to the authority granted under the said mortgage to MEB Loan Trust VII, does or do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warranty contemplated by § 35-4-271 of the Code of Alabama (1975) unto MEB Loan Trust VII, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 197, according to the Amended Map of Final Plat of Camden Cove, Sector 6, as recorded in Map Book 30, page 54, in the Probate Office of Shelby County, Alabama.

The proceeds of this loan have been applied to the purchase price of the property conveyed to mortgagor(s) simultaneously herewith.

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of Shelby County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

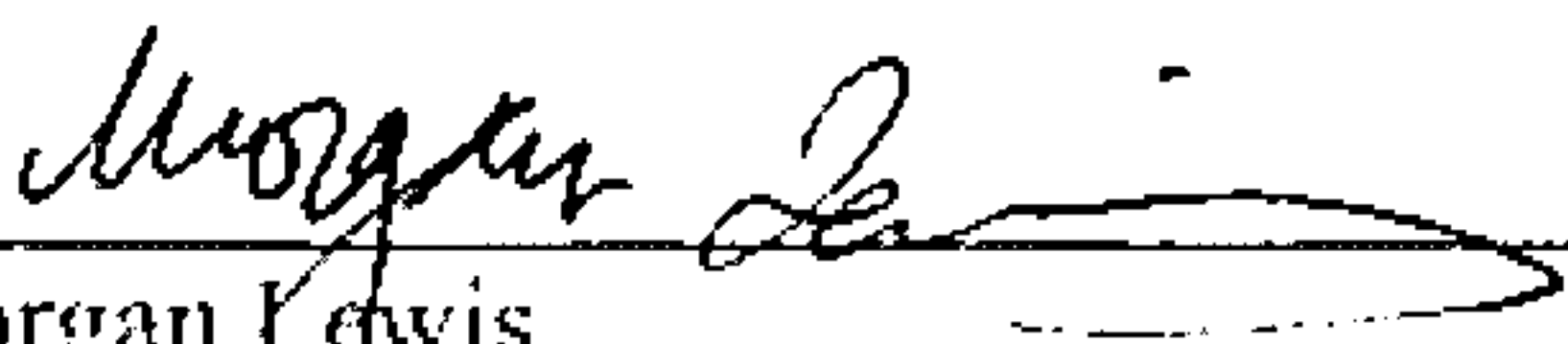
TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said MEB Loan Trust VII, has caused this instrument to be executed by LOGS Legal Group LLP, as auctioneer and attorney conducting said sale, and in witness whereof, LOGS Legal Group LLP, has executed this instrument in such capacity as on this April 25, 2023.

Lacrecia L. Hill, a unmarried woman
Mortgagors

By MEB Loan Trust VII
Mortgagee or Transferee of Mortgagee

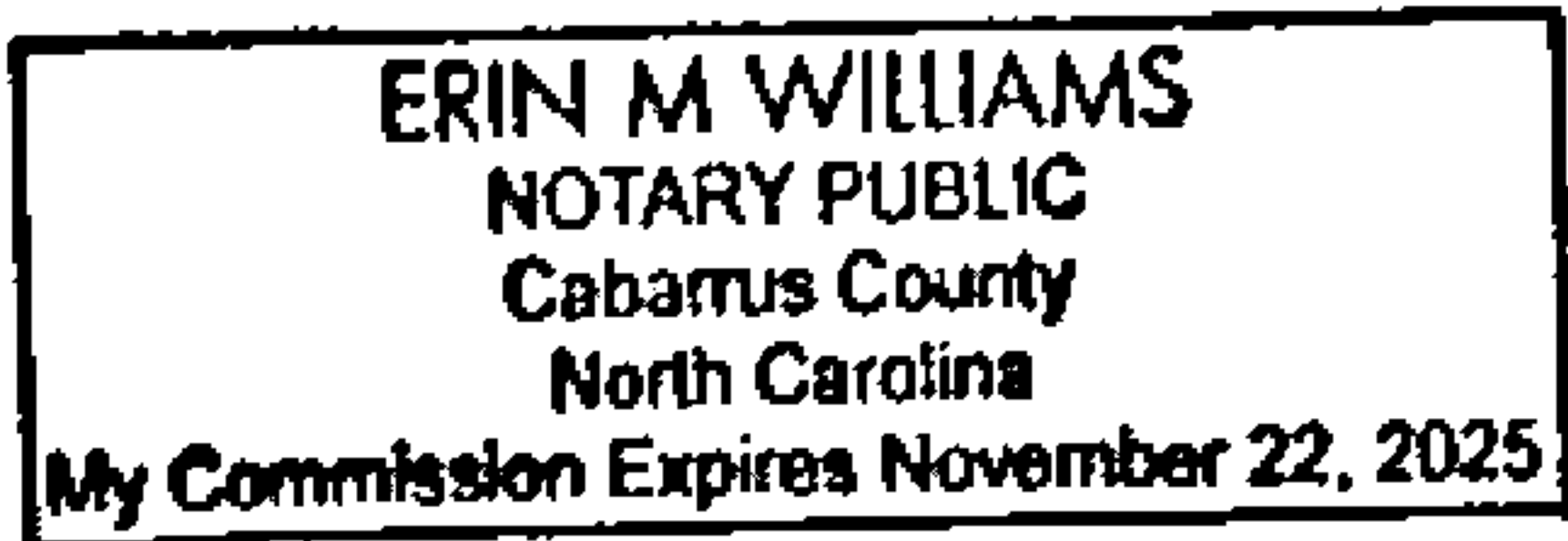
By: LOGS Legal Group LLP, as Auctioneer and attorney conducting
said sale for said Mortgagee or Transferee of Mortgagee.


By: 
Name: Morgan Lewis

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Morgan Lewis, whose name as agent for LOGS Legal Group LLP, is signed to the foregoing conveyance who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as agent for LOGS Legal Group LLP, and with full authority, executed the same voluntarily on the day that bears that same date.

Given under my hand and official seal on April 25, 2023.




NOTARY PUBLIC
MY COMMISSION EXPIRES: November 22, 2025

Instrument prepared by:

LOGS LEGAL GROUP LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
23-022545

Send Tax Notices to:
Select Portfolio Servicing, Inc.
3217 S. Decker Lake Dr.
Salt Lake City, UT 84119

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address Lacreecia L. Hill, a unmarried woman 113 Mayfair Ln Calera, AL 35040

Grantee's Name Mailing Address MEB Loan Trust VII 3217 S. Decker Lake Dr. Salt Lake City, UT 84119

Property Address 113 Mayfair Ln Calera, AL 35040

Date of Sale April 19, 2023

Total Purchase Price \$134,923.96

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 Notice of Sale

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 of 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 4/25

Unattested

Marissa Best

(verified by)

Print Morgan Lewis

Sign Morgan Lewis

(Grantor/Grantee/Owner/Agent) circle one

113 Mayfair Ln, Calera, AL 35040

Form RT - 1



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

04/26/2023 08:31:40 AM

\$31.00 JOANN

20230426000120860

Alli S. Bayl