

SEND TAX NOTICE TO:
Lakeview Loan Servicing, LLC
1 Fountain Plaza 7th Floor
Buffalo, NY 14203
TB File No.: 23-01976

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, July 30, 2021, Zachary L. Thompson, an unmarried man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. solely as nominee for Fariway Independent Mortgage Corporation, which said mortgage was recorded in Instrument No. 20210803000374200 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Lakeview Loan Servicing, LLC by instrument recorded in Instrument No. 20220913000354680 in the aforesaid Probate Office (hereafter "Transferee"); and

WHEREAS, in and by said mortgage, the 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 in the City of Columbiana, 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the 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 Lakeview Loan Servicing, 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 of said

mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of April 9, 2023, April 16, 2023 and April 23, 2023; and

WHEREAS, on May 23, 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 Lakeview Loan Servicing, LLC did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Lakeview Loan Servicing, LLC was the highest bidder and best bidder in the amount of Ninety-Two Thousand Forty And 00/100 Dollars (\$92,040.00) on the indebtedness secured by said mortgage, the said Lakeview Loan Servicing, LLC, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto Lakeview Loan Servicing, LLC all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

Unit 902 Building 9 in The Gables, a Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733, Real Volume 50, Page 327 and Real Volume 50, Page 340 and re-recorded in Real Volume 50, Page 942, Real Volume 165, Page 578 and amended in Real Volume 59, Page 19 and further amended by Corporate Volume 30, Page 407 and in Real Volume 96, Page 855, and Real Volume 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 amended in Real Volume 50, Page 325, further amended by Real Volume 189, Page 222, Real Volume 222 Page 691; Real Volume 238, Page 241, Real Volume 269, Page 270, and further amended by Eleventh Amendment to Declaration of Condominium as recorded in Real Volume 284, Page 181; together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said unit being more particularly described in the floor plans and architectural drawing of the Gables Condominium as recorded in Map Book 9, Pages 41 thru 44, and amended in Map Book 9, Page 135, Map Book 10, Page 49

and further amended by Map Book 12 Page 50, in the Probate Office of Shelby County, Alabama;
being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Lakeview Loan Servicing, LLC, 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, Lakeview Loan Servicing, LLC, has caused this instrument to be executed by and through Tiffany & Bosco, P.A., as attorney for said Transferee and said Tiffany & Bosco, P.A., as said attorney, has hereto set its hand and seal on this 24th day of May, 2023

Lakeview Loan Servicing, LLC

By: Tiffany & Bosco, P.A.

Its: Attorney

By:

Ginny Rutledge, Esq.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ginny Rutledge, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for Lakeview Loan Servicing, 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 said conveyance, he/she, as such attorney and with full authority, executed the same voluntarily for and as the act of said professional association, acting in its capacity as attorney for said (Transferee).

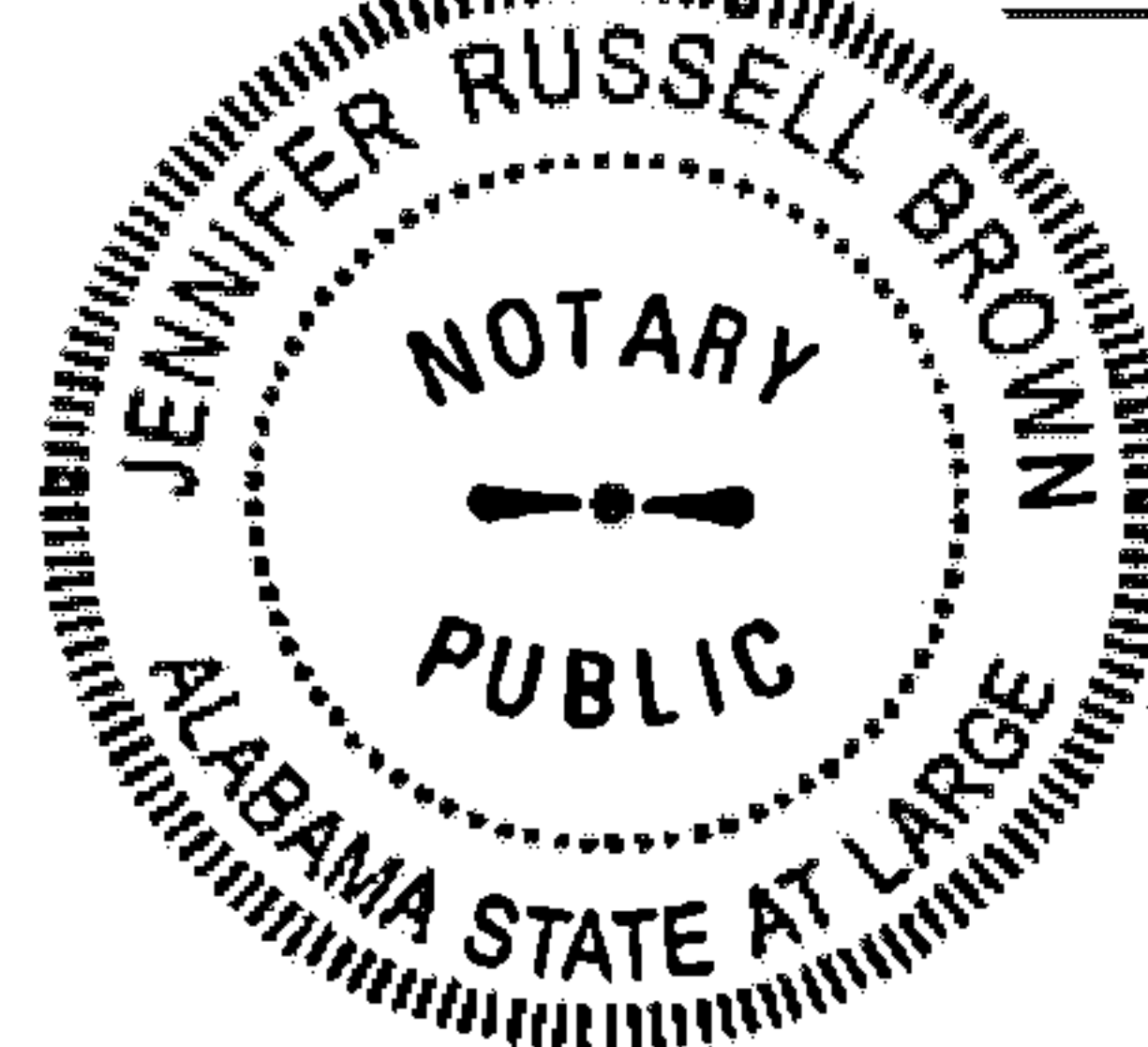
Given under my hand and official seal on this 24th day of May, 2023

Jennifer Russell Brown
Notary Public

My Commission Expires

MY COMMISSION EXPIRES 10/10/2023

This instrument prepared by:
Ginny Rutledge, Esq.
TIFFANY & BOSCO, P.A.
2501 20TH Place South | Suite 300
Homewood, Alabama 35223



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Lakeview Loan Servicing, LLC	Grantee's Name	Lakeview Loan Servicing, LLC
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Mailing Address	1 Fountain Plaza	Mailing Address	1 Fountain Plaza
	7th Floor		7th Floor
	Buffalo, NY 14203		Buffalo, NY 14203

Property Address 902 Gables Dr Unit 902,
Hoover, AL 35244

Date of Sale May 23, 2023

Total Purchase Price \$92,040.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Bid Price

☐ 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.

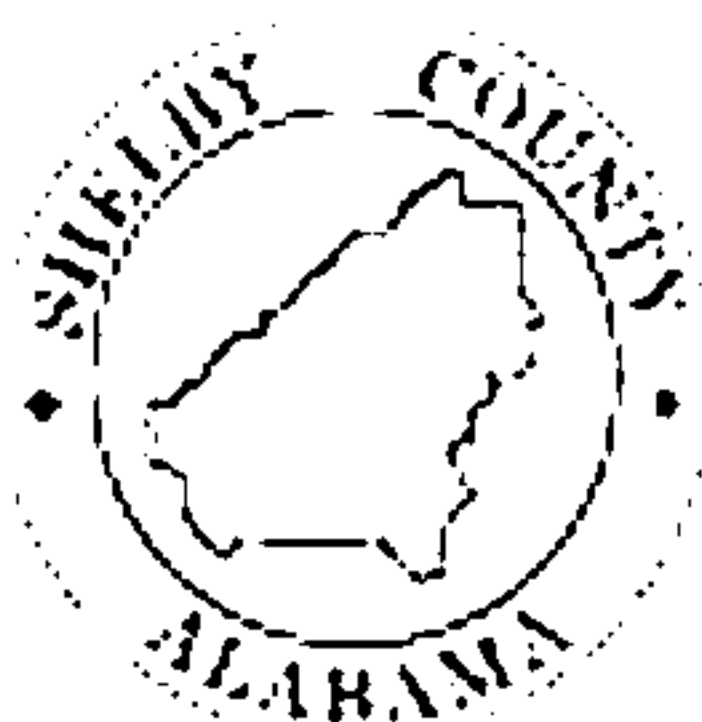
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 05/24/2023

Print Coley Johnson

☐ Unattested
(verified by) _____

Sign [Signature]
(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/25/2023 09:29:54 AM
\$35.00 JOANN
20230525000156990

Allen S. Bayl