

SEND TAX NOTICE TO:

Cardinal Financial Company, Limited Partnership
444 Jacksonville Road
Warminster, PA 18974

STATE OF ALABAMA
COUNTY OF SHELBY

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, Sarah J Caruso and Francesco H Caruso 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 Cardinal Financial Company, Limited Partnership, which said mortgage was dated May 23, 2022 and was recorded May 24, 2022 in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20220524000209410, said mortgage having subsequently been transferred and assigned to Cardinal Financial Company, Limited Partnership, by instrument recorded on March 7, 2023, Instrument Number 20230307000062760, 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 Cardinal Financial Company, Limited Partnership 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 Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 7, 2023, May 14, 2023, and May 21, 2023; and

WHEREAS, on July 13, 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 Cardinal Financial Company, Limited Partnership 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, Cardinal Financial Company, Limited Partnership was the highest bidder and best bidder in the amount of Two Hundred Fifty-Eight Thousand Thirty-Three And 50/100 Dollars (\$258,033.50) on the indebtedness secured by said mortgage, the said Cardinal Financial Company, Limited Partnership, by and through Brock & Scott, PLLC as attorney for said Mortgagee/Transferee, does hereby

grant, bargain, sell and convey unto Cardinal Financial Company, Limited Partnership all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

Lot 102, according to the Map and Survey of Forest Lakes Sector 2, Phase 1, as recorded in Map Book 29, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel ID: 09-5-22-0-003-036.000

Commonly Known As: 2200 Forest Lakes Lane, Sterrett, Alabama 35147

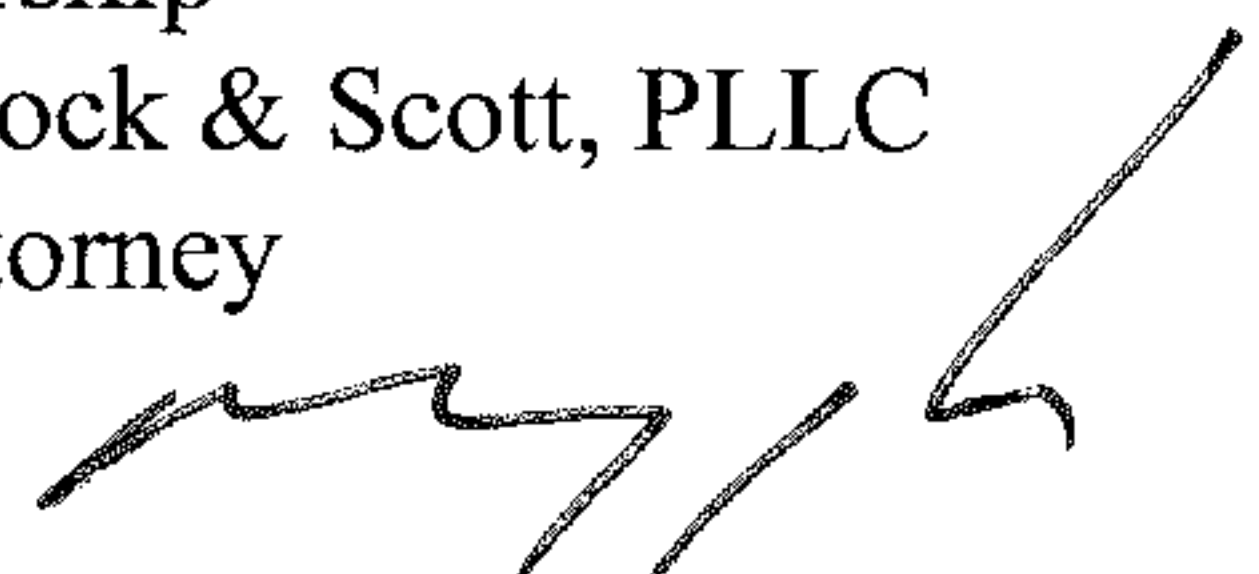
TO HAVE AND TO HOLD the above described property unto Cardinal Financial Company, Limited Partnership its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State 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, Cardinal Financial Company, Limited Partnership 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 17th day of July 2023.

Cardinal Financial Company, Limited
Partnership

By: Brock & Scott, PLLC

Its: Attorney

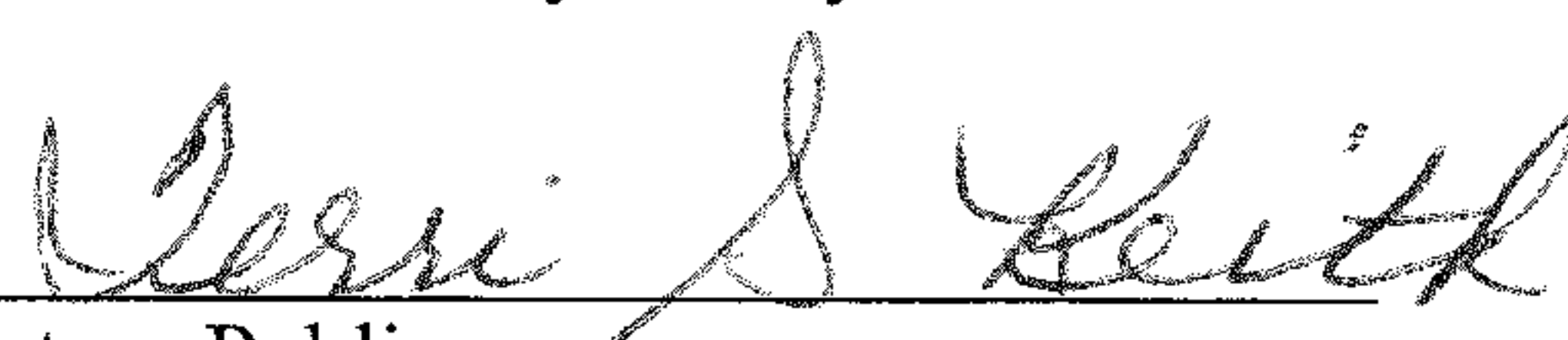
By: 

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 Cardinal Financial Company, Limited Partnership 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 17th day of July 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: Sarah J Caruso and Francesco H Caruso

Mailing Address: 2200 Forest Lakes Ln, Sterrett, AL 35147

Grantee's Name: Cardinal Financial Company, Limited Partnership

Mailing Address: 444 Jacksonville Road, Warminster, PA 18974

Property Address: 2200 Forest Lakes Ln, Sterrett, AL 35147

Date of Transfer: July 13, 2023

Total Purchase Price: \$258,033.50

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 FCD
☐ Closing Statement	

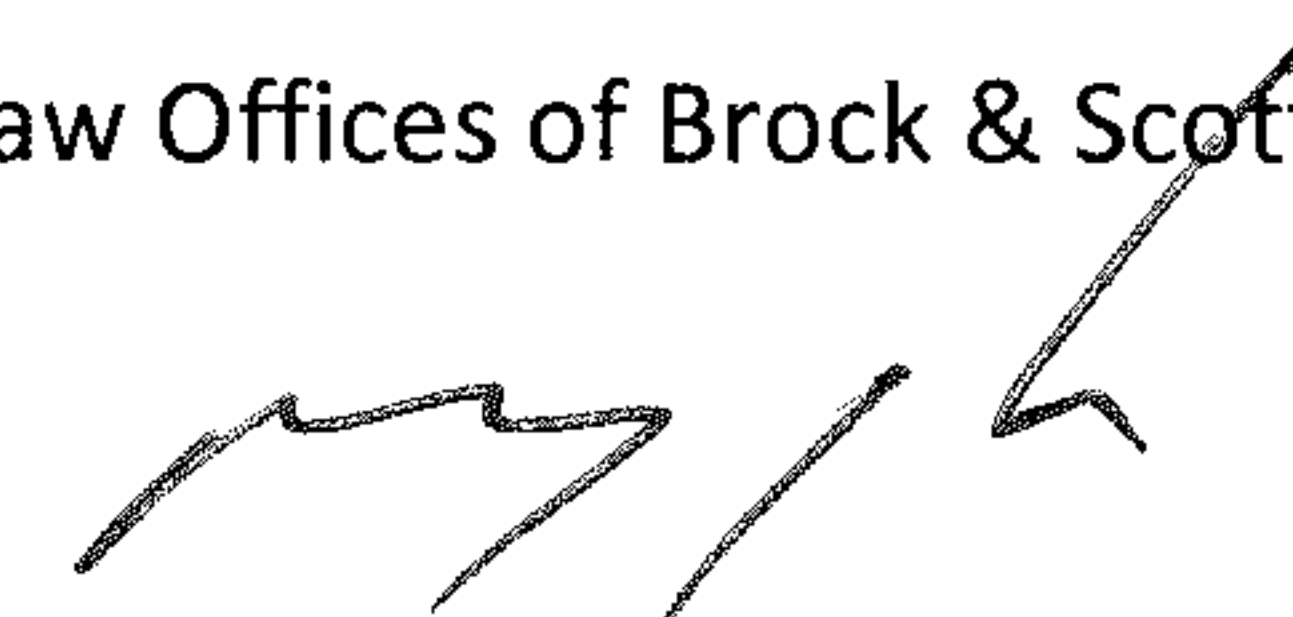
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

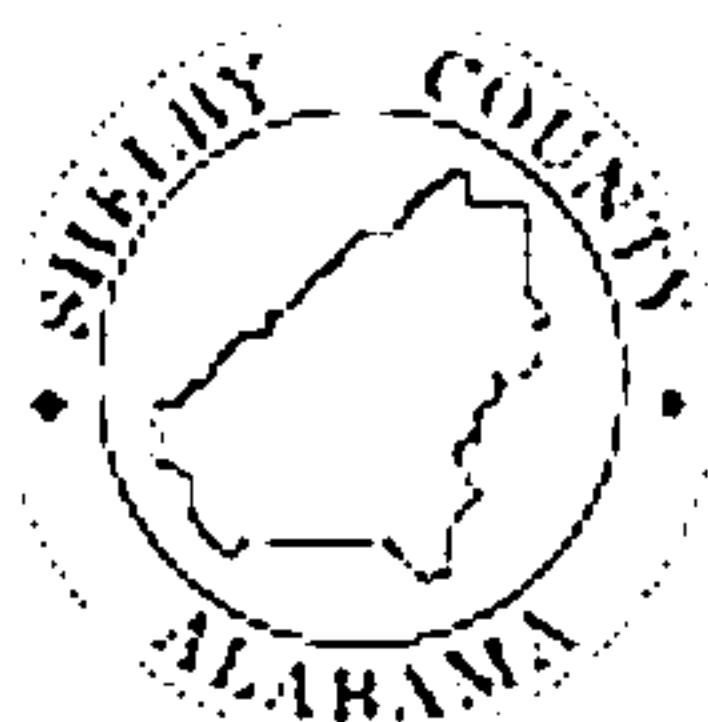
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: July 17, 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
07/18/2023 11:42:44 AM
\$32.00 JOANN
20230718000213760

Allen S. Bayl