

SEND TAX NOTICE TO:

Cambrian Wood Association, Inc.
4 Office Park Circle, Suite 101
Birmingham, AL 35223

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit, the 27th day of June, 2002, Patrick C. Packer, executed the purchase of real property hereinafter described from Richard Drew Deberry, Jr., and Elizabeth Deberry, which said warranty deed was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20020712000323630; and

WHEREAS, in and by said deed and attached and recorded Declaration of Cambrian Wood Condominiums was filed for record in Misc. Book 12 beginning on page 87 and amended by Miscellaneous Book 12, page 87; Consent to Condominium Miscellaneous Book 13, page 2; amended in Miscellaneous Book 13, page 344 and amended in Miscellaneous Book 14, Page 357, and further amended in Instrument 1997-39374 in the Office of the Judge of Probate of Shelby County, Alabama. Such Declaration of Condominium provided for the creation of the Cambrian Wood Condominium, Inc., (the "Association"), which is the owners' association for Cambrian Wood Condominiums, (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, Alabama Code §35-8A-316 provides that the Association shall have a lien against the individual units within the condominium property for payment of the assessment levied by the Association for the common expenses of the condominium property. Alabama Code §35-8A-316 further provides that the lien of the Association may be foreclosed in like manner as a mortgage on the real estate containing a power of sale in the State of Alabama. Before commencing foreclosure proceedings, the Association provided reasonable advance notice of the pending foreclosure to the owner and all mortgagees of the below described condominium unit; and

WHEREAS, default was made in the payment of the condominium association dues and assessments secured by the covenants, and the Cambrian Wood Association, Inc. did declare all of the indebtedness secured by said covenants, further secured by the lien of the Association as recorded in Instrument #20230623000186310 in the Probate Office of Shelby County, Alabama, 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 July 16th, July 23rd, and July 30th, 2023; and

WHEREAS, on August 24th, 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 Cambrian Wood 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 Cambrian Wood Association, Inc.; and

WHEREAS, the Cambrian Wood Association, Inc. was the highest bidder and best bidder in the amount of Twenty-One Thousand Two Hundred Thirty Dollars and Sixty-Six Cents (\$21,230.66) on the indebtedness secured by the Declaration of Condominium through the date of the sale, the said Cambrian Wood 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 Cambrian Wood Association, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, to-wit:

Unit Number 213, of Cambrian Wood Condominium, as established by that certain Declaration of Condominium Ownership of Cambrian Wood Condominium as recorded in Miscellaneous Book 12, page 87; Consent to Condominium Miscellaneous Book 13, page 2; amended in Miscellaneous Book 13, page 344 and amended in Miscellaneous Book 14, Page 357, and further amended in Instrument 1997-39374, to which Declaration of Condominium a plan is attached as Exhibit "B" thereto, and recorded in the Record Plat of Cambrian Wood Condominium, in Map Book 6, page 62, and any future amendments thereto, recorded in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Cambrian Wood Condominium Inc., are attached as Exhibit "D" thereto, together with an undivided interest in the common elements as set forth in said Declaration as amended.

TO HAVE AND TO HOLD the above described property unto the Cambrian Wood 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, 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 Cambrian Wood 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 24 day of August, 2023.

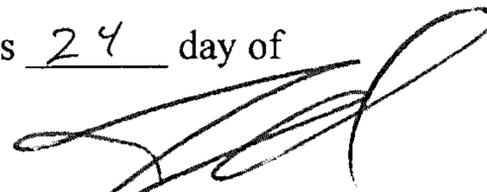
Cambrian Wood Association, Inc.
By: John C. Barnes, Esq.
Attorney for Association
Auctioneer Conducting Said Sale



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 Cambrian Wood Association, Inc., acting in his capacity as auctioneer for the Cambrian Wood 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 24 day of August, 2023.



Notary Public
My Commission Expires: _____

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

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

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>Patrick C. Packer</u>	Grantee's Name	<u>Cambrian Wood Condominium,</u>
Mailing Address	<u>213 Heath Drive</u>	Mailing Address	<u>4 Office Park Circle, Suite 101</u>
	<u>Birmingham, AL 35242</u>		<u>Birmingham, AL 35223</u>
Property Address	<u>213 Heath Drive</u>	Date of Sale	<u>8/24/23</u>
	<u>Birmingham, AL 35242</u>	Total Purchase Price	<u>\$21,230.66</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Delinquent Condo Assessment Foreclosure
<input type="checkbox"/> 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.

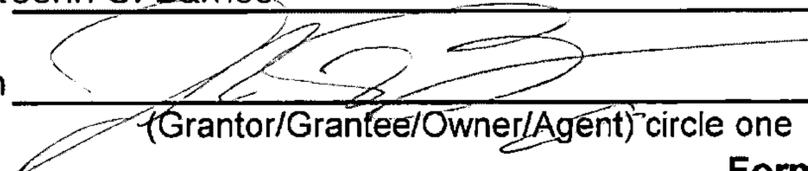
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 8/24/23

Print John C. Barnes

Unattested _____
(verified by)

Sign  _____
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/13/2023 10:11:39 AM
\$56.50 BRITTANI
20230913000275920

Allen S. Byrd

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:

07/16/23, 07/23/23, 07/30/23

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

The sum charged by the Newspaper for said publication does not exceed the lowest rate paid by commercial 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 advertising 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
30th Day of July, 2023

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



Account # 144875
Ad # 1668529

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

PUBLIC NOTICE

NOTICE OF CONDOMINIUM ASSOCIATION LIEN FORECLOSURE

WHEREAS, default having been made in payment of the monthly condominium association assessments of the Cambrian Wood Condominium, Inc. by Patrick C. Packer, the owner of the following described property, the undersigned, Cambrian Wood Condominium, Inc., an Alabama corporation (the "Association"), under and by virtue of (i) Alabama Code §35-8-1, et seq., (ii) Alabama Code §35-8A-1, et seq., and (iii) the enforcement provisions with respect to the lien of the Association as recorded in Instrument #20230623000186310 in the Probate Office of Shelby County, as set forth in the Declaration of Condominium, will sell at public outcry for cash at the main entrance of the Courthouse at Shelby County, Alabama, on August 24th, 2023, during the legal hours of sale, the following described real estate situated in Shelby County, Alabama, to wit: Unit Number 213, of Cambrian Wood Condominium, as established by that certain Declaration of Condominium Ownership of Cambrian Wood Condominium as recorded in Miscellaneous Book 12, page 87; Consent to Condominium Miscellaneous Book 13, page 2; amended in Miscellaneous Book 13, page 344 and amended in Miscellaneous Book 14, Page 357, and further amended in Instrument 1997-39374, to which Declaration of Condominium a plan is attached as Exhibit "B" thereto, and recorded in the Record Plat of Cambrian Wood Condominium, in Map Book 6, page 62, and any future amendments thereto, recorded in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Cambrian Wood Condominium Inc., are attached as Exhibit "D" thereto, together with an undivided interest in the common elements as set forth in said Declaration as amended.

The property address is 213 Heath Drive, Birmingham, AL 35242. THIS PROPERTY WILL BE SOLD ON AN "AS IS, WHERE IS" BASIS, SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, AND EXCEPTIONS 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 PROPERTY 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 expenses of foreclosure, including a reasonable attorney's fee as allowed and permitted by the Declaration. Lienholder/Association 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 property is subject to postponement or cancellation. Contact the person named below prior to attendance. John C. Barnes, Esq., Attorney for the Association, Cambrian Wood Condominium, Inc. Alford & Barnes, LLC, 100 Brook Drive, Suite D, Helena, Alabama 35080, 205-436-8420.

Shelby County Reporter:
July 16, 23 and 30, 2023
FS/PACKER