



20231006000298640 1/3 \$107.00
Shelby Cnty Judge of Probate, AL
10/06/2023 08:25:31 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236-0345

SEND TAX NOTICE TO:
INTERNATIONAL J.A.D.E. GROUP, INC.
9170 HIGHWAY 25
CALERA, ALABAMA 35040

STATE OF ALABAMA
SHELBY COUNTY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: on **December 14, 2018**, **Karol Carlotta Del Castillo Cardozo**, a married woman, executed a certain mortgage on property hereinafter described to **Daniel Hidalgo/D.H.F. Investments, LLC**, which mortgage is recorded in **Instrument Number 20181218000440490**, in the **Office of the Judge of Probate of Shelby County, Alabama**; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in the case of default in the payment of the indebtedness thereby secured, 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 publishing in said county by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and **Daniel Hidalgo/D.H.F. Investments, 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 **August 27, 2023, September 3, 2023, and September 10, 2023**; and

WHEREAS, on **September 29, 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 **Daniel Hidalgo/D.H.F. Investments, 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, Foster D. Key was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for said **Daniel Hidalgo/D.H.F. Investments, LLC**, and whereas **International J.A.D.E. Group, Inc.** was the highest bidder and best bidder, in the amount of **Seventy-Nine Thousand and 00/100 Dollars (\$79,000.00)** on the indebtedness secured by said mortgage, said **Daniel Hidalgo/D.H.F. Investments, LLC**, by and through Foster D. Key as auctioneer conducting said sale and as attorney-in-fact for **Karol Carlotta Del Castillo Cardozo**, a married woman, does hereby grant, bargain, sell and convey unto **International J.A.D.E. Group, Inc.**, the following-described property situated in **Shelby County, Alabama**, to-wit:

Commence at the SW corner of Section 6, Township 21 South, Range 2 East; Thence run North 2 degrees 30 minutes West along the West line thereof for 1314.93 feet; Thence North 87 Degrees 58 Minutes East run 30.0 feet to the point of beginning; Thence continue North 87 degrees 58 minutes East for 489.50 feet to the Intersection of the West line of lot 37, of Mitchell subdivision recorded in Map Book 4, Page 41 in the Probate Office of Shelby County, Alabama; Thence North 2 degrees 30 minutes West along the West line of said lot for 19.61 Feet to the Southerly R/W of Kennedy Avenue; Thence Northwesterly along said R/W and along

Shelby County, AL 10/06/2023
State of Alabama
Deed Tax: \$79.00



20231006000298640 2/3 \$107.00
Shelby Cnty Judge of Probate, AL
10/06/2023 08:25:31 AM FILED/CERT

a 4 degrees 30 minutes curve to the right a distance of 102.05 feet; thence North 74 degrees 08 minutes West along said R/W for 68.20 feet; thence North 15 degrees 52 minutes East along said R/W for 5.0 feet; Thence Westerly along said R/W along a 7 degrees 06 minutes curve to the left a distance of 193.96 feet; thence continue Westerly along said R/W South 89 degrees 45 minutes West for 137.40 feet to the East R/W of Hebb Street; thence South 2 degrees 30 minutes East along the East R/W of Hebb Street for 114.06 feet to the point of beginning. According to the survey of Thomas E. Simmons, LS # 12945, dated June 9, 1995.

TO HAVE AND TO HOLD the above-described property unto its 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.

IN WITNESS WHEREOF, Daniel Hidalgo/D.H.F. Investments, LLC, has caused this instrument to be executed by and through Foster D. Key as Auctioneer Conducting the Said Sale and as Attorney-in-Fact, and Foster D. Key as Auctioneer Conducting Said Sale has hereto set his hand and seal on this **29th day of September, 2023**.

Karol Carlotta Del Castillo Cardozo, a married woman,

By: *Foster D Key*

FOSTER D. KEY, ATTORNEY-IN-FACT

Daniel Hidalgo/D.H.F. Investments, LLC,

By: *Foster D Key*

FOSTER D. KEY
AUCTIONEER AND ATTORNEY-IN-FACT

By: *Foster D Key*

FOSTER D. KEY
AUCTIONEER CONDUCTING SAID SALE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Foster D. Key, **whose name as Attorney-in-Fact for Karol Carlotta Del Castillo Cardozo, a married man,** and as Auctioneer and Attorney-in-Fact for **Daniel Hidalgo/D.H.F. Investments, LLC,** and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this **29th day of September, 2023**.



Brandy Drawhorn

Notary Public

My Commission expires: 1/12/2025



20231006000298640 3/3 \$107.00
Shelby Cnty Judge of Probate, AL
10/06/2023 08:25:31 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name:

Daniel Hidalgo/D.H.F. Investments, LLC

Mailing Address: **9240 Highway 25**

Calera, AL 35040

Grantee's Name:

International J.A.D.E. Group, Inc.

Mailing Address: **9170 Highway 25**

Calera, AL 35040

Property Address: **235 Hebb Road**

Wilsonville, AL 35186

Date of Sale: **September 29, 2023**

Total Purchase Price **\$79,000.00**

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

____ Sales Contract

____ Closing Statement

____ Appraisal

____ Other _____

☒ **Front of Foreclosure Deed**

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 in 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 9/29/23

Print FOSTER D KEY

____ Unattested

(verified by)

Sign Foster D Key

(Grantor/Grantee/Owner/Agent) circle one