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Shelby Cnty Judge of Probate, AL  
10/12/2023 02:15:35 PM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

SEND TAX NOTICE TO:

Narrows Residential Owners Association, Inc.  
2120 16<sup>th</sup> Avenue South  
Suite 202  
Birmingham, Alabama 35205

### FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 28<sup>th</sup> Day of September, 2017, **Katherine L. Romano-Williamson**, executed the purchase of real property hereinafter described from Michael A. Bennett and Stefani J. Bennett, which said warranty deed was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20171005000364470; and

WHEREAS, in and by said deed and attached and recorded The Narrows Residential Declaration of Covenants, Conditions, and Restrictions as recorded in Book Instrument 2000-9755, and as amended, in the Probate Office of Shelby County, Alabama, and as amended in the Probate Office of Shelby County, Alabama, including the right of Narrows Residential Owners Association, Inc. to impose Assessments and liens for Assessments on lots located within the Narrows Residential Subdivision, the Narrows Residential Owners Association, Inc. (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, default was made in the payment of the homeowners association dues and assessments secured by the covenants, and the Narrows Residential Owners Association, Inc. did declare all of the indebtedness secured by said covenants, being recorded in verified claim of lien in Instrument #20220322000117040, 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 August 13<sup>th</sup>, August 20<sup>th</sup>, and August 27<sup>th</sup>, 2023; and

WHEREAS, on September 21st, 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





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was duly conducted, and the Narrows Residential Owners 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 Narrows Residential Owners Association, Inc.; and

WHEREAS, the **Narrows Residential Owners Association, Inc.** was the highest bidder and best bidder in the amount of **Eighteen Thousand Four Hundred Eighty-Six Dollars and Sixty-Five Cents (\$18,486.65)** on the indebtedness secured by the Declaration, the said Narrows Residential Owners 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 the Narrows Residential Owners Association, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, to-wit:

Lot 106, according to the Final Record Plat of Narrows Reach Sector, Phase 2, as recorded in Map Book 30, pages 58A & 58B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described property unto the Narrows Residential Owners Association, Inc., his 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 (if any), 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 Narrows Residential Owners 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 21 day of September, 2023.

Narrows Residential Owners Association, Inc.  
By: John C. Barnes, Esq.  
Attorney for Association



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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 Narrows Residential Owners Association, Inc., acting in his capacity as auctioneer for Narrows Residential Owners 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 21 day of  
September, 2023.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

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

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





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# 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:

08/13/23, 08/20/23, 08/27/23

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

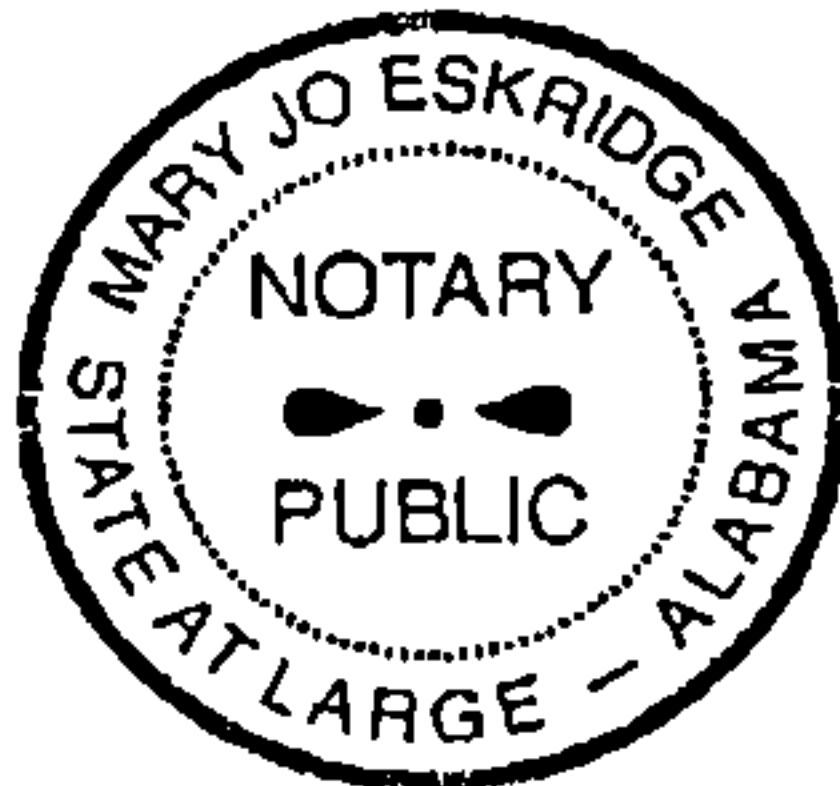
The sum charged by the Newspaper for said publi-  
cation does not exceed the lowest rate paid by com-  
mercial customers for an advertisement of similar  
size and frequency in the same newspaper in which  
the public notice appeared.

There are no agreements between The Shelby  
County Reporter and the officer or attorney charged  
with the duty of placing the attached legal advertis-  
ing 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  
27th Day of August, 2023

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



Account # 144875  
Ad # 1683387

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

### PUBLIC NOTICE

#### NOTICE OF HOMEOWNERS ASSOCIATION LIEN FORECLOSURE

WHEREAS, default having been made in payment of the homeowners association assessments of The Narrows Residential Owners Association, Inc. by Katherine L. Romano-Williamson, the owner of the following described property, the undersigned, The Narrows Residential Owners Association, Inc., an Alabama corporation (the "Association"), under and by virtue of the enforcement provisions with respect to the lien of the Association, and the verified claim of lien filed for record in Instrument 20230724000219960 in the Probate Office of Shelby County, Alabama, and set forth in The Narrows Residential Declaration of Covenants, Conditions, and Restrictions as recorded in Book Instrument 2000-9755, and as amended in the Probate Office of Shelby County, Alabama, will sell at public outcry for cash at the main entrance of the Courthouse at Shelby County, Alabama, on September 21st, 2023, during the legal hours of sale, the following described real estate situated in Shelby County, Alabama, to wit: Lot 106, according to the Final Record Plat of Narrows Reach Sector, Phase 2, as recorded in Map Book 30, pages 58A & 58B, in the Probate Office of Shelby County, Alabama. The property address is 458 Reach 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 said continuing Lien to-date, 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 cancella-

tion. Contact the person named below prior to attendance: John C. Barnes, Esq., Attorney for the Association, The Narrows Residential Owners Association, Inc. Alford & Barnes, LLC, 100 Brook Drive, Suite D, Helena, Alabama 35080, 205-436-8420.

Shelby County Reporter:  
Aug. 13, 20 and 27, 2023  
FS/ROMANO-WILLIAMSON





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County



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*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name Katherine L. Romano-Willia  
Mailing Address 458 Reach Drive  
Birmingham, AL 35242

Grantee's Name Narrows Residential Owners As  
Mailing Address 2120 16th Avenue North  
Suite 202  
Birmingham, AL 35205

Property Address 458 Reach Drive  
Birmingham, AL 35242

Date of Sale 9/21/2023  
Total Purchase Price \$18,486.65

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 Delinquent HOA Assessment Foreclosure

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 9/21/23

Print John C. Barnes

☒ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1