

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore on March 21, 2019, to wit, Juvenal Aleman, an unmarried man as his sole and separate property, executed and delivered Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender, SouthBank, and Lender's successors and assigns), a mortgage conveying to Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender, SouthBank, and Lender's successors and assigns), the property hereinafter described, which said mortgage was given to secure an indebtedness there in mentioned, and which mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, under Instrument Number 20190322000092570; said Mortgage having been transferred and assigned by Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender, SouthBank, and Lender's successors and assigns) to Alabama Housing Finance Authority by virtue of that certain Assignment of Mortgage dated August 29, 2023 and recorded in said Probate Office under Instrument Number 20230901000264930; and

WHEREAS, it was provided in said mortgage that if a default was made in the payment of the note, and each and every installment thereof, evidencing the indebtedness secured by said mortgage as they or any part thereof became due, then Mortgagee would have the right to declare the entire indebtedness secured by said mortgage due and payable at once and to sell the property conveyed by said mortgage at public outcry for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama, after first giving notice of the time, place and terms of said sale for three weeks by publication in any newspaper then published in said County; and

WHEREAS, it was further provided in said mortgage that in the event of such sale the said Assignee was authorized and empowered to purchase the property conveyed in said mortgage if the higher bidder therefore, the same as if it were a stranger to said conveyance and in such event the auctioneer or person making said sale was empowered, directed and authorized to execute a deed to such purchaser at said sale in the names of the Mortgagors; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and said Alabama Housing Finance Authority, as Assignee, did declare all of the indebtedness secured by said mortgage due and payable; and

WHEREAS, Alabama Housing Finance Authority, as Assignee, acting under the power of sale contained in said mortgage, did give notice for three weeks by weekly insertion in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of September 17, 2023, September 24, 2023, and October 1, 2023, that it would sell said property at the Shelby County Courthouse door in the City of Columbiana, Alabama, at auction to the highest bidder for cash, during the legal hours of sale on October 20, 2023; and

WHEREAS, after having given said notice, Alabama Housing Finance Authority, as Assignee, on the 20th day of October, 2023, during the legal hours of sale, did offer said property to the highest bidder for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama; and

WHEREAS, Alabama Housing Finance Authority, as Assignee, being the highest, best and last bidder at said sale, became the purchaser of said property at and for the sum of Two Hundred Nineteen Thousand Seven Hundred Fifty-Five and 63/100 Dollars (\$219,755.63).

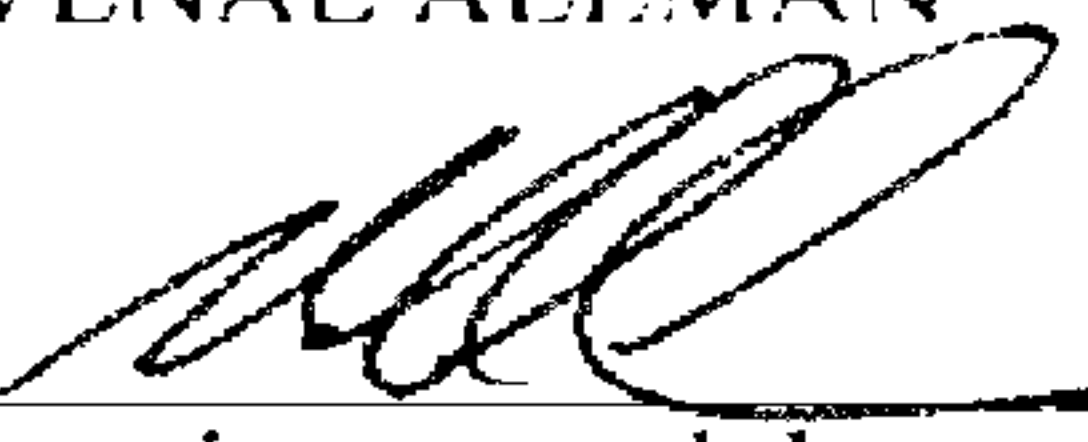
NOW, THEREFORE, Juvenal Aleman, by Michael Corvin, the auctioneer making said sale, and Michael Corvin, as said auctioneer, for and in consideration of the premises and the sum of Two Hundred Nineteen Thousand Seven Hundred Fifty-Five and 63/100 Dollars (\$219,755.63), applied by Alabama Housing Finance Authority, as Assignee, to the indebtedness secured by said mortgage, do hereby Grant, Bargain, Sell and Convey unto the said, Alabama Housing Finance Authority, its successors and assigns, the following described property, situated in Shelby County, State of Alabama, to-wit:

Lot 24, according to the Survey of Dearing Downs, Third Addition, as recorded in Map Book 8, Page 15, in the Probate Office of Shelby County, Alabama

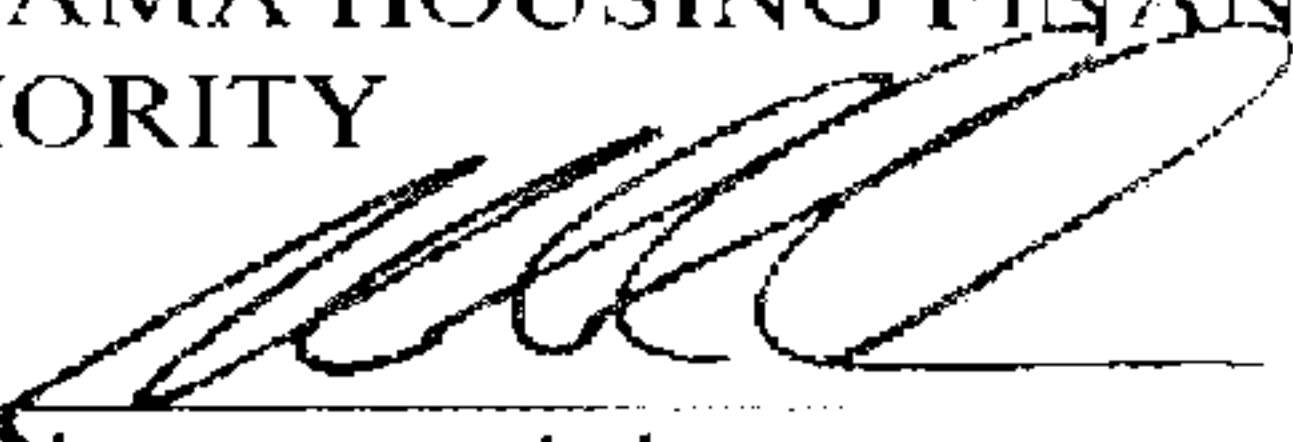
TO HAVE AND TO HOLD, the aforegranted property unto the said Alabama Housing Finance Authority, its successors and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama. This conveyance is made subject to unpaid taxes and assessments, if any.

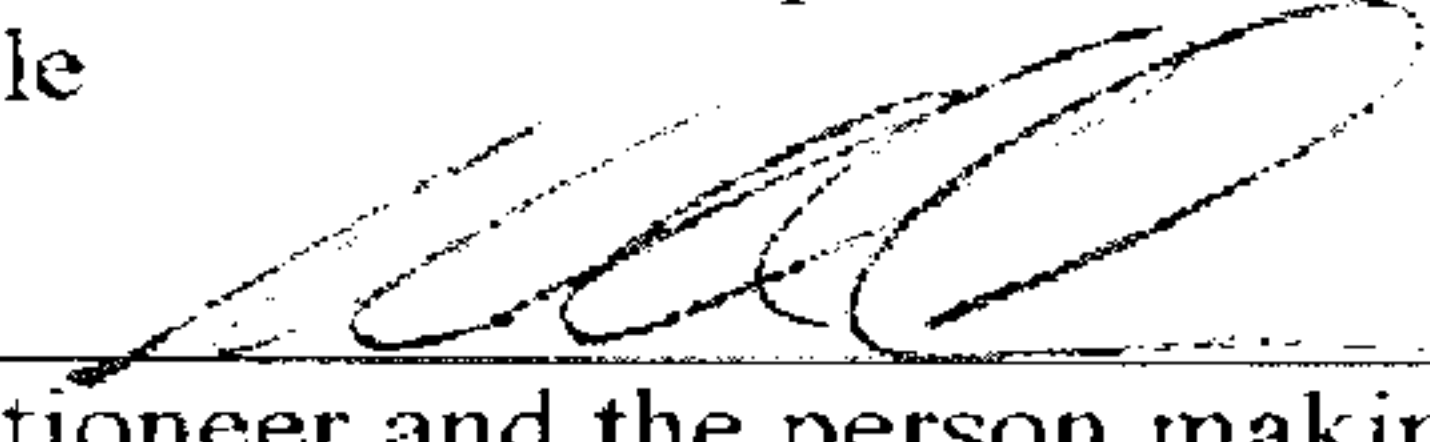
IN WITNESS WHEREOF, Juvenal Aleman, by Michael Corvin, the person making said sale, Alabama Housing Finance Authority, by Michael Corvin, as auctioneer and the person making said sale, and Michael Corvin, as auctioneer and the person making said sale, have caused this instrument to be executed on this, the 20th day of October, 2023.

JUVENAL ALEMAN

By: 
As auctioneer and the person making
said sale

ALABAMA HOUSING FINANCE
AUTHORITY

By: 
As auctioneer and the person making
said sale

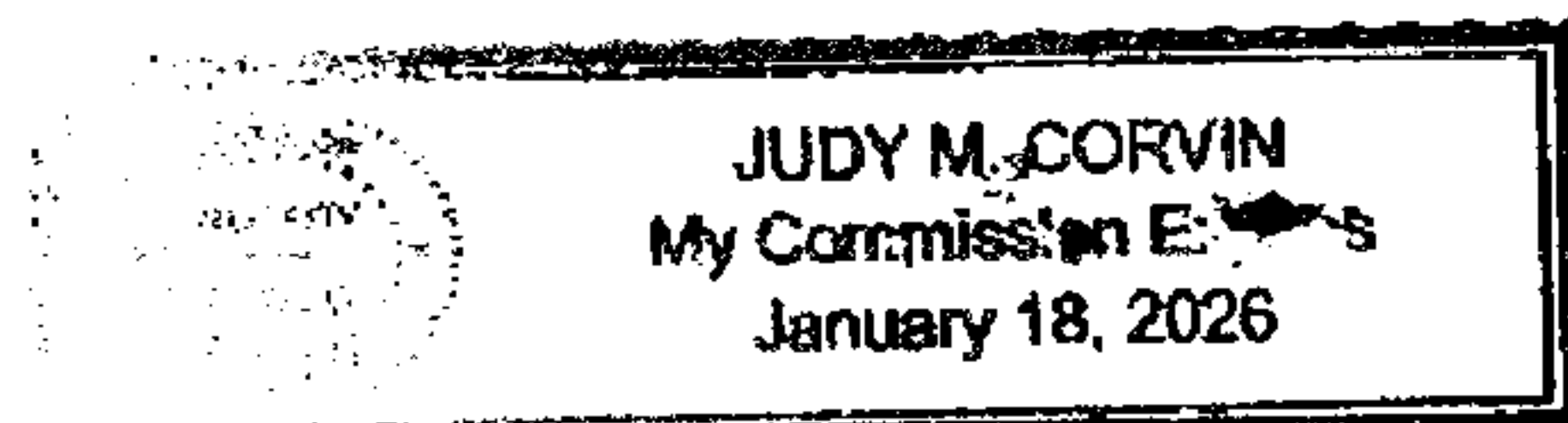
By: 
As auctioneer and the person making
said sale

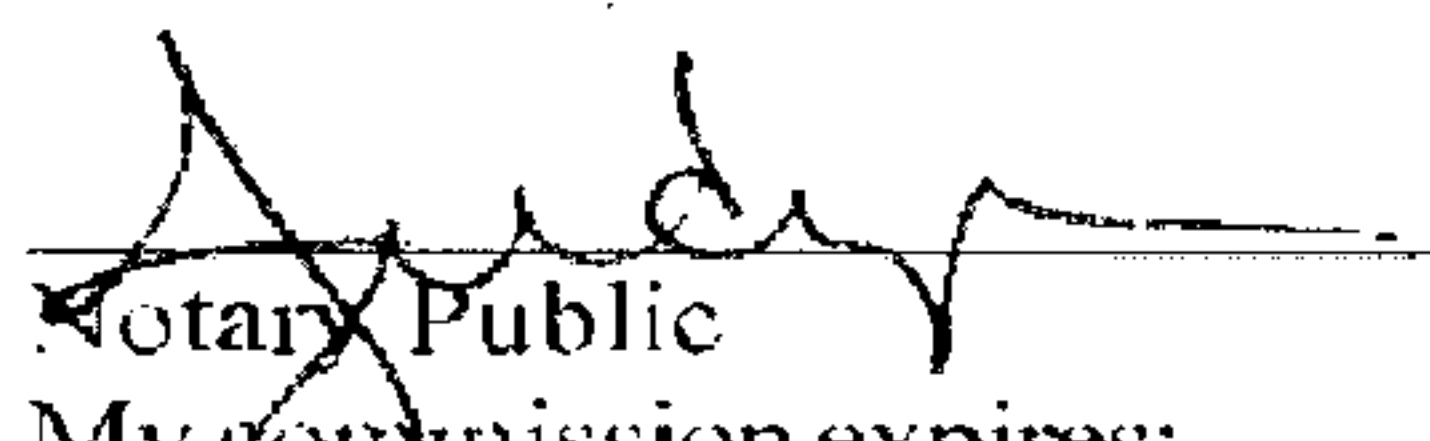
STATE OF ALABAMA)
COUNTY OF St Clair)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Michael Corvin, whose name as auctioneer and the person conducting said sale, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as auctioneer and the person making said sale, and with full authority, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal, this 20th day of October, 2023.

(SEAL)




Notary Public
My commission expires: _____

This instrument prepared by:

Bowdy J. Brown, Esq.

Capell & Howard, P.C.

Post Office Box 2069

Montgomery, AL 36102-2069

Our File No.: 37591-3303 Juvenal Aleman

FOR AD VALOREM TAX PURPOSES: Alabama Housing Finance Authority, Post Office Box 242928, Montgomery, AL 36124.

