

SEND TAX NOTICE TO:
Guild Mortgage Company LLC
P.O Box 853045898 Copley Drive, 4th Floor
San Diego, CA 92111
TB File No.: 24-00317

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, January 27, 2023, Johnny Keene, married and Angela Dawn Keene, his wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Guild Mortgage Company LLC, which said mortgage was recorded in Instrument Number 20230130000024570 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Guild Mortgage Company LLC by instrument recorded in Instrument Number 20240125000019590 in the aforesaid Probate Office (hereafter "Transferee"); and

WHEREAS, in and by said mortgage, the 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 in the City of Columbiana, 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the 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 Guild Mortgage Company 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 February 4, 2024, February 11, 2024 and February 18, 2024; and

WHEREAS, on March 26, 2024, 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 Guild Mortgage Company 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, Guild Mortgage Company LLC was the highest bidder and best bidder in the amount of Three Hundred Forty-Five Thousand And 00/100 Dollars (\$345,000.00) on the indebtedness secured by said mortgage, the said Guild Mortgage Company LLC, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto Guild Mortgage Company LLC all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

Lot 17, according to the Final Plat of Sunset Lake, Phase 4, as recorded in Map Book 34, Page 54, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Guild Mortgage Company LLC, 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, Guild Mortgage Company LLC, has caused this instrument to be executed by and through Tiffany & Bosco, P.A., as attorney for said Transferee and said Tiffany & Bosco, P.A., as said attorney, has hereto set its hand and seal on this 27th day of March, 2024

Guild Mortgage Company LLC

By: Tiffany & Bosco, P.A.
Its: Attorney

By: Enslen Crowe
Enslen Crowe, Esq.

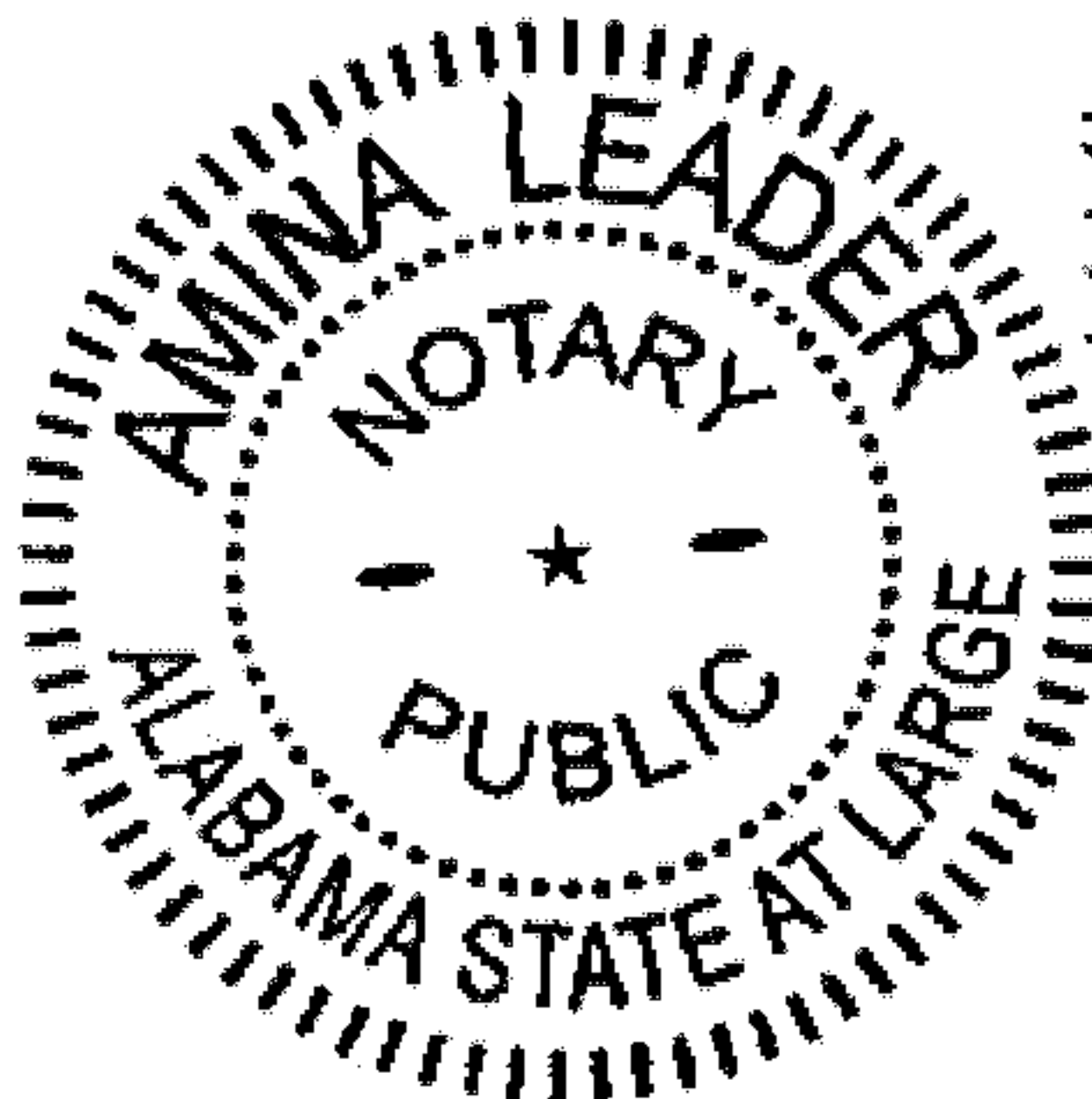
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Enslen Crowe, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for Guild Mortgage Company LLC, 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 said conveyance, he/she, as such attorney and with full authority, executed the same voluntarily for and as the act of said professional association, acting in its capacity as attorney for said (Transferee).

Given under my hand and official seal on this 27th day of March, 2024

This instrument prepared by:
Enslen Crowe, Esq.
TIFFANY & BOSCO, P.A.
2501 20TH Place South
Suite 300
Homewood, Alabama 35223



Amina Leader
Notary Public MY COMMISSION EXPIRES 02/16/2027
My Commission Expires: _____

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Guild Mortgage Company LLC	Grantee's Name	Guild Mortgage Company LLC
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Mailing Address	P.O Box 85304	Mailing Address	P.O Box 85304
	5898 Copley Drive, 4th Floor		5898 Copley Drive, 4th Floor
	San Diego, CA 92111		San Diego, CA 92111

Property Address	<u>412 Sunset Lake Circle,</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>March 26, 2024</u>
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Total Purchase Price	<u>\$345,000.00</u>
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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Foreclosure Bid Price
<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.

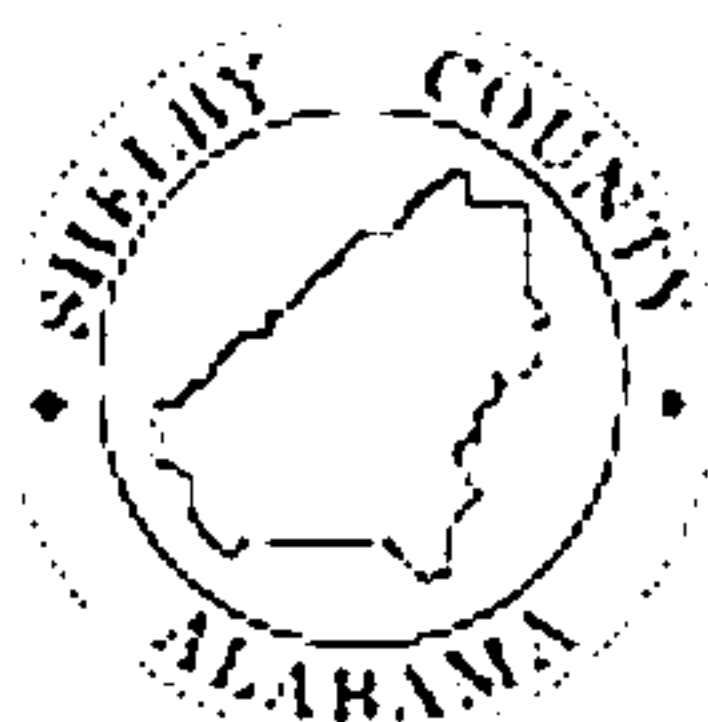
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 03/26/2024

Print Courtney Gates

Sign Courtney Gates
(Grantor / Grantee / Owner / Agent) circle one

☐ Unattested
(verified by) _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2024 03:53:15 PM
\$35.00 JOANN
20240401000089540

Allen S. Bayl