

DOCUMENT PREPARED BY AND RETURN TO:

Victor Kang
3145 Avalon Ridge Place
Suite 100
Peachtree Corners, GA 30071

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, heretofore, on, to-wit: the 24th day of November, 2015, ANNIE P PERRY, AN UNMARRIED WOMAN executed that certain mortgage on real property hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR MOVEMENT MORTGAGE LLC, which said mortgage was recorded in the Office of the Judge of Probate in Shelby County, Alabama, on November 30, 2015, at Instrument Number 20151130000407570, Shelby County, Alabama Records, said Mortgage having subsequently been transferred and assigned to **MATRIX FINANCIAL SERVICES CORPORATION**, by instrument recorded in at Instrument Number 20180802000275370, in the aforesaid Probate Office ("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 Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in a 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 accordance with the loan terms, and Matrix Financial Services Corporation did declare due 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 January 21, 2024, January 28, 2024, February 4, 2024, April 7, 2024 that the property would be sold on February 20, 2024; and

WHEREAS, Matrix Financial Services Corporation at the place and date specified in said notices appeared and announced to those assembled that the February 20, 2024 sale was postponed to April 23, 2024, at the same place, and publication was made in accordance with Ala. Code § 6-8-69.

WHEREAS, on April 23, 2024, the day on which the foreclosure was due to be held under the terms of the said notice, between the legal hours of sale, said foreclosure was duly conducted, and Matrix Financial Services Corporation did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Matrix Financial Services Corporation was the highest bidder in the amount of Five Hundred Thirty-One Thousand Three Hundred and 00/100 dollars (\$531,300.00), on the indebtedness secured by said mortgage; and Matrix Financial Services Corporation, by and through its undersigned counsel, does hereby grant, bargain, sell and convey unto FEDERAL NATIONAL MORTGAGE ASSOCIATION, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to wit:

LOT 52, COURTYARD MANOR SUBDIVISION A MAP OR PINT OF WHICH IS RECORDED IN MAP BOOK 35, PAGE 144 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH: BEGINNING AT A 5/8 INCHES REBAR FOUND AT THE INTERSECTION OF THE EASTERLY LINE OF LOT 52 OF COURTYARD MANOR AS RECORDED IN PLAT BOOK 25, PAGE 144, IN THE OFFICE OF THE JUDGE OF PROBATE FOR SAID COUNTY AND THE EASTERLY RIGHT OF WAY OF NORMANDY

FILE NO.: RMS-17-05109

LANE, ALSO BEING THE MOST SOUTHERLY CORNER OF SAID LOT 52; THENCE N 52 DEGREES 42 MINUTES 00 SECONDS E ALONG THE EASTERLY LINE OF SAID LOT 52 FOR A DISTANCE OF 413.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 52; THENCE S 87 DEGREES 32 MINUTES 28 SECONDS E FOR A DISTANCE OF 49.28 FEET TO A POINT; THENCE S 56 DEGREES 41 MINUTES 31 SECONDS W FOR A DISTANCE OF 452.75 FEET TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD the above described property unto FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors/heirs and assigns, forever; subject, however, subject to the statutory rights of redemption from said foreclosure sale in favor of those parties or entities 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, zoning ordinances, any outstanding taxes, restrictive covenants, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Matrix Financial Services Corporation, has caused this instrument to be executed by and through its undersigned counsel, as attorney for said Transferee, and said undersigned counsel for said Transferee, has hereto set his hand on this the 24th day of April, 2024.

Matrix Financial Services Corporation
BY: ROUNDPOINT MORTGAGE SERVICING, LLC,
AS ITS ATTORNEY-IN-FACT [Signature]

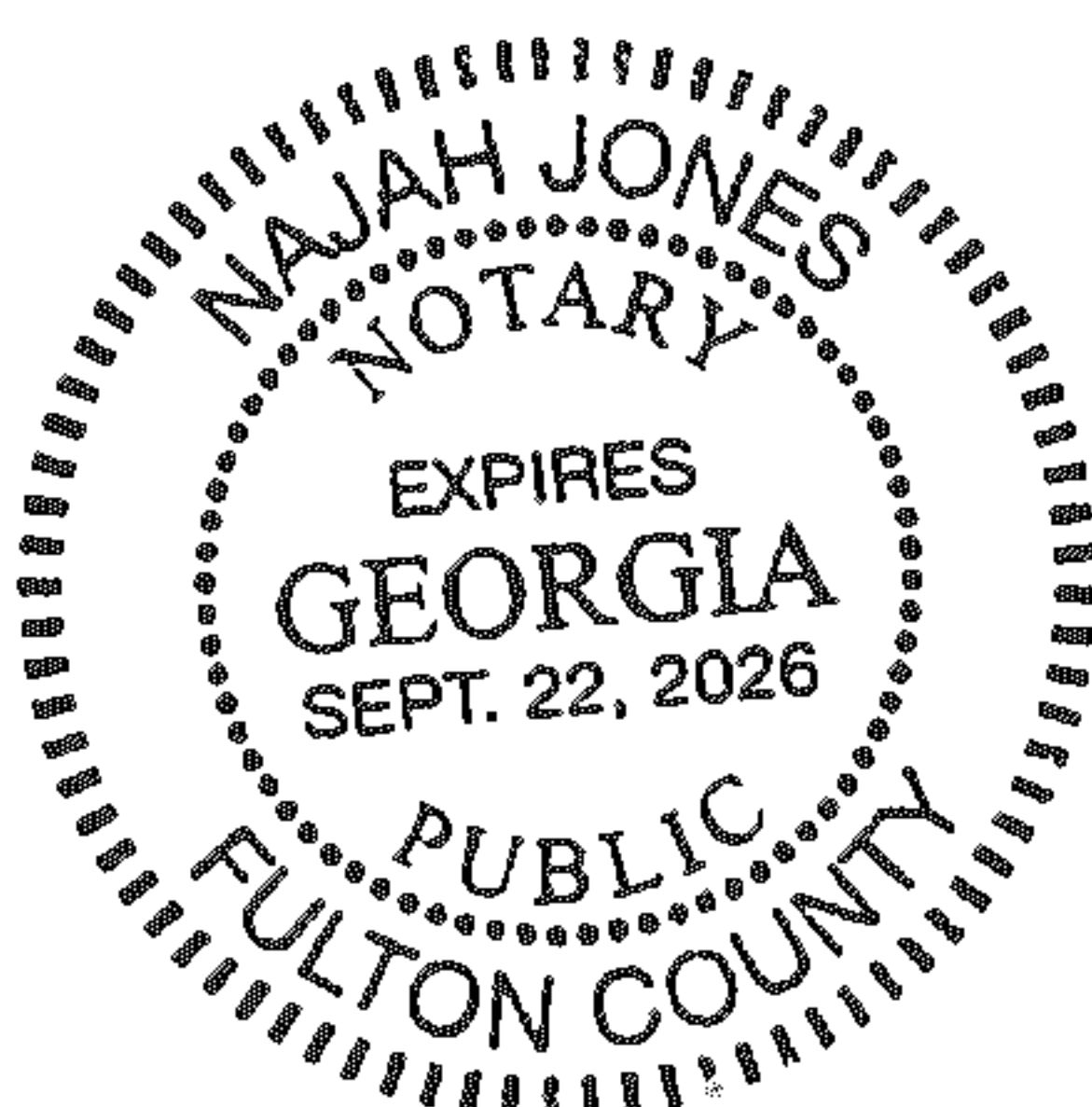
STATE OF GEORGIA
COUNTY OF GWINNETT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Jeffrey C. Horn, acting in his capacity as Agent for Matrix Financial Services Corporation, 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, as such Agent and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his capacity as Agent for Matrix Financial Services Corporation.

Given under my hand on this the 24 day of April, 2024.

[Signature]
Notary Public
My Commission Expires: 9/22/26

(Notary Seal)



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

Grantor's Name ANNIE P PERRY
 Mailing Address 333 NORMANDY LANE
CHELSEA, AL 35043

Grantee's Name Matrix Financial Services Corporation
 Mailing Address 446 Wrenplace Road
Fort Mill, SC 29715

Property Address 333 NORMANDY LANE
CHELSEA, AL 35043

Date of Sale April 23, 2024
 Total Purchase Price \$531,300.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Mortgage Foreclosure Deed

☐ 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.

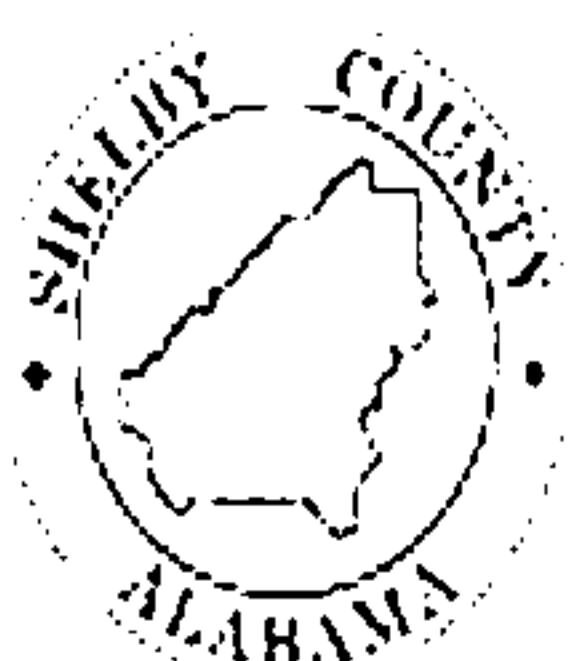
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 4/24/2024

Print Najah Jones

☐ Unat



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk (verified by)
 Shelby County, AL
 04/24/2024 12:22:09 PM
 \$562.50 JOANN
 20240424000119400

Sign Najah Jones

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms

Alvin S. Bayl