

SEND TAX NOTICES TO:

Carrington Mortgage Services LLC
P.O. Box 40724
Lansing, MI 48901-7924

GRANTOR: John M. Munn

GRANTEE: Carrington Mortgage Services LLC

For Informational Purposes Only:
Property Address: 5308 Cedar Cir, Birmingham, AL 35242
Purchase Price: \$219,721.00 ***Mortgagee credit***
Sale Date: June 20, 2024

STATE OF ALABAMA
COUNTY OF SHELBY

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on April 29, 2020, John M. Munn, an unmarried man, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for American Advisors Group, its successors and assigns, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on May 6, 2020 at Instrument Number 20200506000178380; and subsequently transferred and assigned to Carrington Mortgage Services LLC and said assignment being recorded at Instrument Number 20231023000311880; in the aforesaid Probate Office; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Carrington Mortgage Services LLC, ("Transferee") did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of March 17, 2024, March 24, 2024, and March 31, 2024; and

WHEREAS, on June 20, 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 and properly conducted, and Carrington Mortgage Services LLC did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Jeff G. Underwood was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Carrington Mortgage Services LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Carrington Mortgage Services LLC in the amount of \$219,721.00, which sum of money Carrington Mortgage Services LLC offered to credit on the indebtedness secured by said mortgage, and the said Carrington Mortgage Services LLC, by and through Jeff G. Underwood, as attorney for said Carrington Mortgage Services LLC, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the

said Carrington Mortgage Services LLC the following described property situated in Shelby County, Alabama, to-wit:

LOT 75, ACCORDING TO THE AMENDED MAP OF HICKORY RIDGE SUBDIVISION, AS RECORDED IN MAP BOOK 11, PAGE 79 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Being the same property conveyed to Jonnie M. Munn from Jonnie M. Munn, an unmarried man and Denise B. Munn, an unmarried woman by Warranty Deed dated November 28, 1995 and recorded December 6, 1995 among the Land Records of Shelby County, State of Alabama in 1995-34885.

Tax Account #: 10 6 14 0 005 075.000

TO HAVE AND TO HOLD the above described property to Carrington Mortgage Services LLC and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; and also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record, in the aforesaid Probate Office.

IN WITNESS WHEREOF, Carrington Mortgage Services LLC has caused this instrument to be executed by and through Jeff G. Underwood, as attorney for said Transferee, and said Jeff G. Underwood, as attorney for said Transferee, being informed of the contents has voluntarily hereto set their hand and seal on this the 24th day of JUNE, 2024.

Carrington Mortgage Services LLC

By: 
Jeff G. Underwood, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jeff G. Underwood, whose name as Attorney for Carrington Mortgage Services LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such attorney for Carrington Mortgage Services LLC and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 24th day of June, 2024.

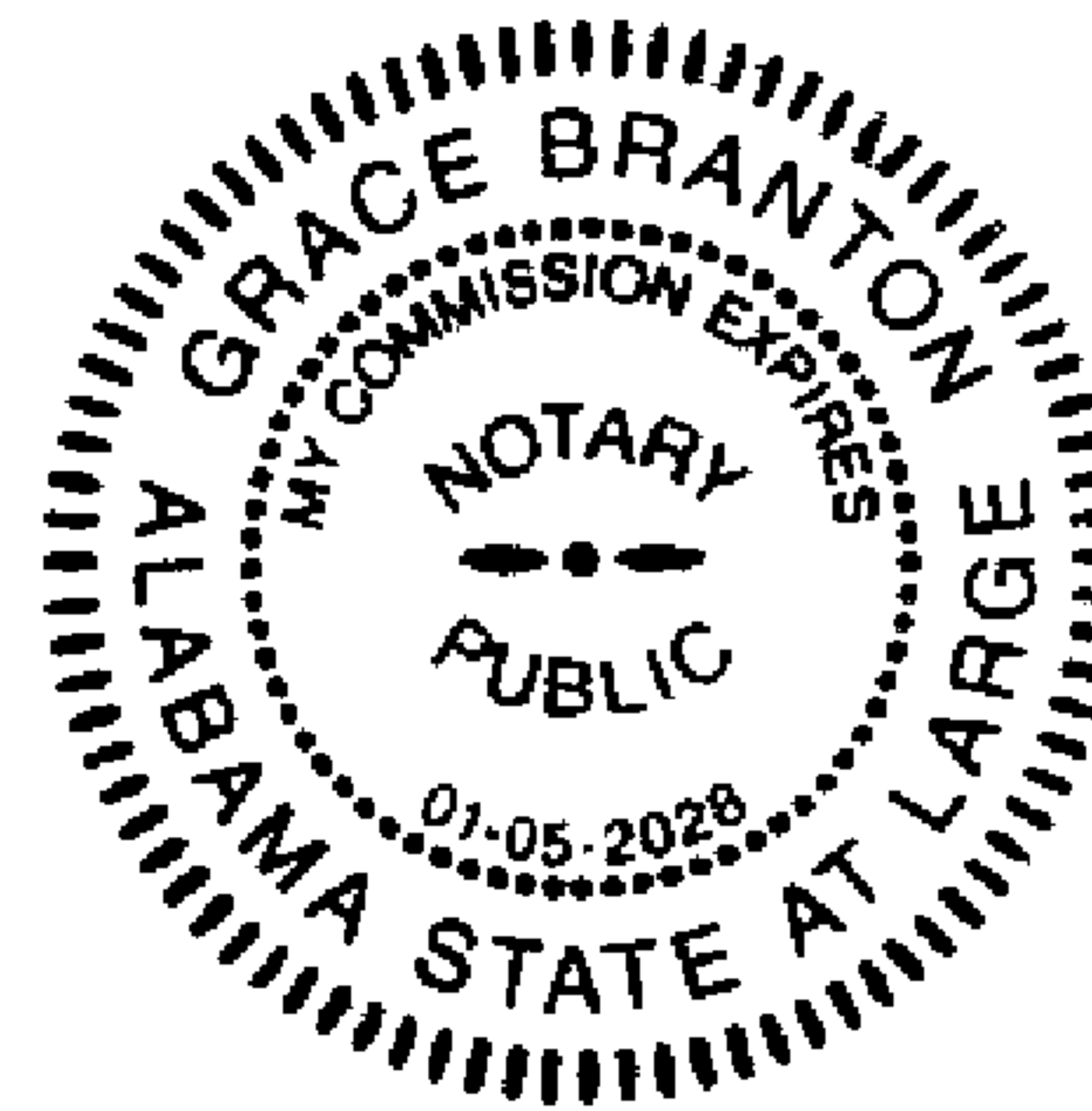
Grace Branton

Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

Jeff G. Underwood
Aldridge Pite, LLP
Six Piedmont Center
3525 Piedmont Road, N.E.,
Suite 700
Atlanta, GA 30305



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

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)

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Allie S. Beal