



20240626000191100 1/3 \$138.50
Shelby Cnty Judge of Probate, AL
06/26/2024 09:25:48 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Michael Lindsey
Halliday, Watkins & Mann, P.C.
244 Inverness Center Drive
Birmingham, AL 35242

SEND TAX NOTICES TO:

Christopher Brown
606 Village Way
Pelham, AL 35124

GRANTOR

Sandra L. Carpenter
1570 Applegate Lane
Alabaster, AL 35007

GRANTEE

Christopher Brown
606 Village Way
Pelham, AL 35124

Property Address: 1570 Applegate Lane, Alabaster, AL 35007

Purchase Price: \$105,500.00***Mortgagee credit***

Sale Date: June 18, 2024

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on July 16, 2007, Sandra L. Carpenter, single person, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for AFS Financial, Inc., its successors and assigns, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on July 24, 2007, as Instrument Number 20070724000344930; and subsequently transferred and assigned to Newrez LLC dba Shellpoint Mortgage Servicing fka Specialized Loan Servicing LLC, and said assignment being recorded on March 27, 2018 as Document Number 20180327000100570 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

Shelby County, AL 06/26/2024
State of Alabama
Deed Tax: \$105.50



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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 Newrez LLC dba Shellpoint Mortgage Servicing fka Specialized Loan Servicing 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 Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of May 19, 2024, May 26, 2024, June 2, 2024; and

WHEREAS, on June 18, 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 Newrez LLC dba Shellpoint Mortgage Servicing fka Specialized Loan Servicing 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, Deb Kilgore was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Newrez LLC dba Shellpoint Mortgage Servicing fka Specialized Loan Servicing LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Christopher Brown, in the amount of \$105,500.00, which sum of money Newrez LLC dba Shellpoint Mortgage Servicing fka Specialized Loan Servicing LLC offered to credit on the indebtedness secured by said mortgage; and the said Newrez LLC dba Shellpoint Mortgage Servicing fka Specialized Loan Servicing LLC, by and through Michael Lindsey, as attorney for said Newrez LLC dba Shellpoint Mortgage Servicing fka Specialized Loan Servicing LLC, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Christopher Brown, the following described property situated in Shelby County, Alabama, to-wit:

LOT 82, ACCORDING TO THE SURVEY OF APPLGATE MANOR, AS RECORDED IN MAP

BOOK 9, PAGE 125 A, B AND C IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TOGETHER WITH ALL THE RIGHTS, PRIVILEGES, EASEMENTS AND APPURTENANT OWNERSHIP INTEREST IN AND TO PREMISES PREVIOUSLY CONVEYED BY APPLGATE REALTY, INC. TO APPLGATE TOWNHOUSE ASSOCIATES, INC. IN BOOK 65, PAGE 201, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND MORE FULLY DEFINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF APPLGATE TOWNHOUSE, RECORDED IN REEL 63, PAGE 634 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

More commonly known as: 1570 Applegate Lane, Alabaster, AL 35007

TO HAVE AND TO HOLD the above-described property to Christopher Brown 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.

IN WITNESS WHEREOF, Newrez LLC dba Shellpoint Mortgage Servicing fka Specialized Loan Servicing LLC has caused this instrument to be executed by and through Michael Lindsey, as attorney for said Transferee, and said Michael Lindsey, as attorney for said Transferee, has hereto set his hand and seal on this the 18th day of June, 2024.

Newrez LLC dba Shellpoint Mortgage Servicing fka Specialized Loan Servicing LLC

By: [Signature]
Michael Lindsey, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Michael Lindsey, whose name as Attorney for Newrez LLC dba Shellpoint Mortgage Servicing fka Specialized Loan Servicing 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 Newrez LLC dba Shellpoint Mortgage Servicing fka Specialized Loan Servicing 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 18th day of JUNE, 2024.

[Signature]
Notary Public

My Commission Expires: 5/1/2028

