

SEND TAX NOTICE TO:

Everett Financial, Inc. d/b/a Supreme Lending
14801 Quorum Drive #300
Dallas, TX 75254

STATE OF ALABAMA

COUNTY OF SHELBY

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, Shanalda A. Darby and Kelvin S. Jemison executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Electronic Registration Systems, Inc. as mortgagee, as nominee for Everett Financial, Inc. dba Supreme Lending, which said mortgage was dated January 25, 2022 and was recorded January 25, 2022 in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20220125000035630, said mortgage having subsequently been transferred and assigned to Everett Financial, Inc. d/b/a Supreme Lending, by instrument recorded on July 3, 2024, Instrument Number 20240703000201870, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Mortgagee/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 of 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 Mortgagee/Transferee, an attorney of the Mortgagee/Transferee or any person conducting said sale for the Mortgagee/Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee/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 Everett Financial, Inc. d/b/a Supreme Lending 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 sale of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 14, 2024, July 21, 2024, and July 28, 2024; and

WHEREAS, on August 20, 2024, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly conducted, and Everett Financial, Inc. d/b/a Supreme Lending 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, Everett Financial, Inc. d/b/a Supreme Lending was the highest bidder and best bidder in the amount of Two Hundred Twenty-Four Thousand Three Hundred Thirty-Seven And 96/100 Dollars (\$224,337.96) on the indebtedness secured by said mortgage, the said Everett Financial, Inc. d/b/a Supreme Lending, by and through Brock & Scott, PLLC as attorney for said Mortgagee/Transferee, does

hereby grant, bargain, sell and convey unto Everett Financial, Inc. d/b/a Supreme Lending all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 30, according to the Survey of Monte Tierra, as recorded in Map Book 5, Page 114, in the Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Everett Financial, Inc. d/b/a Supreme Lending its successors/heirs 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 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, Everett Financial, Inc. d/b/a Supreme Lending has caused this instrument to be executed by and through Brock & Scott, PLLC, as attorney for said Mortgagee/Transferee, and has hereto set its hand and seal on this 26th day of August 2024.

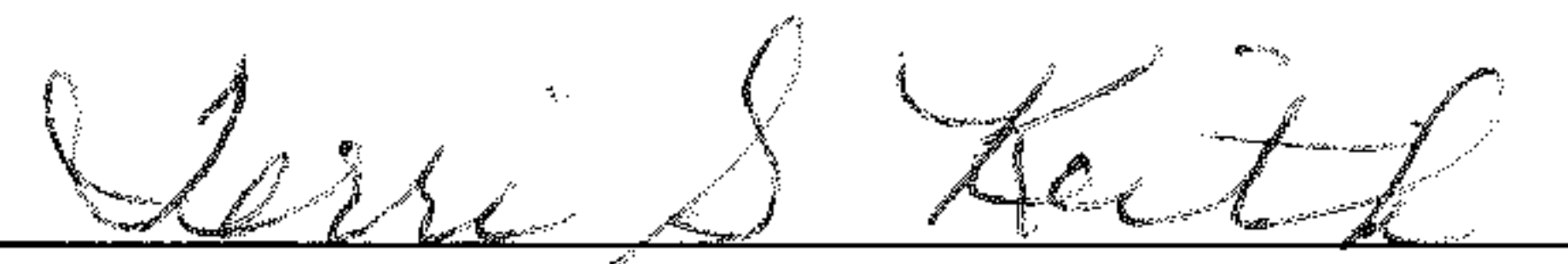
Everett Financial, Inc. d/b/a Supreme Lending
By: Brock & Scott, PLLC
Its: Attorney

By: 
F. Wayne Keith

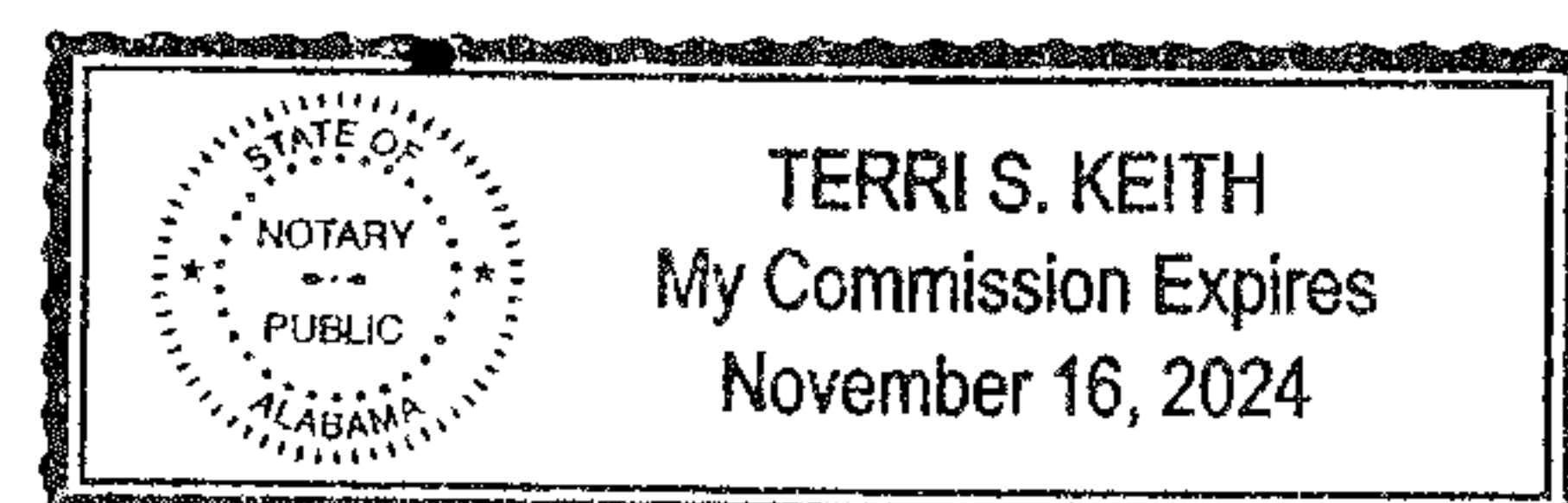
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that F. Wayne Keith, whose name as attorney of Brock & Scott, PLLC, acting in its capacity as attorney for Everett Financial, Inc. d/b/a Supreme Lending 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/she, as attorney and with full authority, executed the same voluntarily for and as the act of Brock & Scott, PLLC, acting in its capacity as attorney for said Mortgagee/Transferee on the day the same bears date.

Given under my hand and official seal on this the 26th day of August 2024.


Notary Public

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of Brock & Scott, PLLC
120 Bishop Circle
Pelham, Alabama 35124



Real Estate Sales Validation Form

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

Grantors' Name: Shanalda A. Darby and Kelvin S. Jemison

Mailing Address: 30 Monte Tierra Trl, Alabaster, AL 35007

Grantee's Name: Everett Financial, Inc. d/b/a Supreme Lending

Mailing Address: 14801 Quorum Drive #300, Dallas, TX 75254

Property Address: 30 Monte Tierra Trl, Alabaster, AL 35007

Date of Transfer: August 20, 2024

Total Purchase Price: \$224,337.96

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other FCD

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: August 26 2024

Law Offices of Brock & Scott, PLLC.

Sign

F. Wayne Keith, Attorney



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/27/2024 09:07:51 AM
\$33.00 JOANN
20240827000266800

Allen S. Bayl