

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on November 28, 2012, to-wit: Felincia L Junuies, executed a mortgage to Mortgage Electronic Registration Systems, Inc., solely as nominee for IBERIABANK Mortgage Company, an Arkansas Corporation, herein called the Mortgagee, which said mortgage was recorded on December 18, 2012, in Instrument Number 20121218000482890, Probate Records of Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which said mortgage was subsequently assigned to First Horizon Bank, by assignment recorded on July 31, 2024, in Instrument Number 20240731000237380, Probate Records of Shelby County, Alabama; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee or its assigns shall have the authority to sell said property before the Courthouse door in front of the Main Street entrance to the Shelby County Courthouse at Columbiana, Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person or entity conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and thereafter notice was published in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on July 14, 2024, July 21, 2024, and July 28, 2024, that the hereinafter described property would be sold in front of the Main Street entrance to the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on August 20, 2024; and

WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale Christopher Brown, became the purchaser of the hereinafter described property at and for the sum of \$187,500.00, cash, which was the highest, best, and last bid therefore; and

NOW THEREFORE, IN consideration of the premises Felincia L Junuies, and First Horizon Bank, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact, do hereby grant, bargain, sell and convey unto the said Christopher Brown, the following described real property situated in Shelby County, Alabama:


Lot 12, according to the Final Plat of Cross Creek Subdivision, as recorded in Map Book 38, Page 3, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto Christopher Brown, his successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said Christopher Brown, under and by virtue of the power and authority contained in the aforesaid mortgage. Subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said Felincia L Junuies, and First Horizon Bank, have hereunto set their hands and seals by their said attorney-in-fact on the day and year first above written.

Felincia L Junuies, and First Horizon Bank


BY: PADGETT LAW GROUP
ITS: ATTORNEY-IN-FACT


Robert J. Wermuth

STATE OF ALABAMA)
)
COUNTY OF MADISON)

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Robert J. Wermuth, whose name as an officer of Padgett Law Group, acting in its capacity as attorney-in-fact for Felincia L Junuies, and First Horizon Bank, 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 the conveyance, he, as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 9th
day of September, 2024.

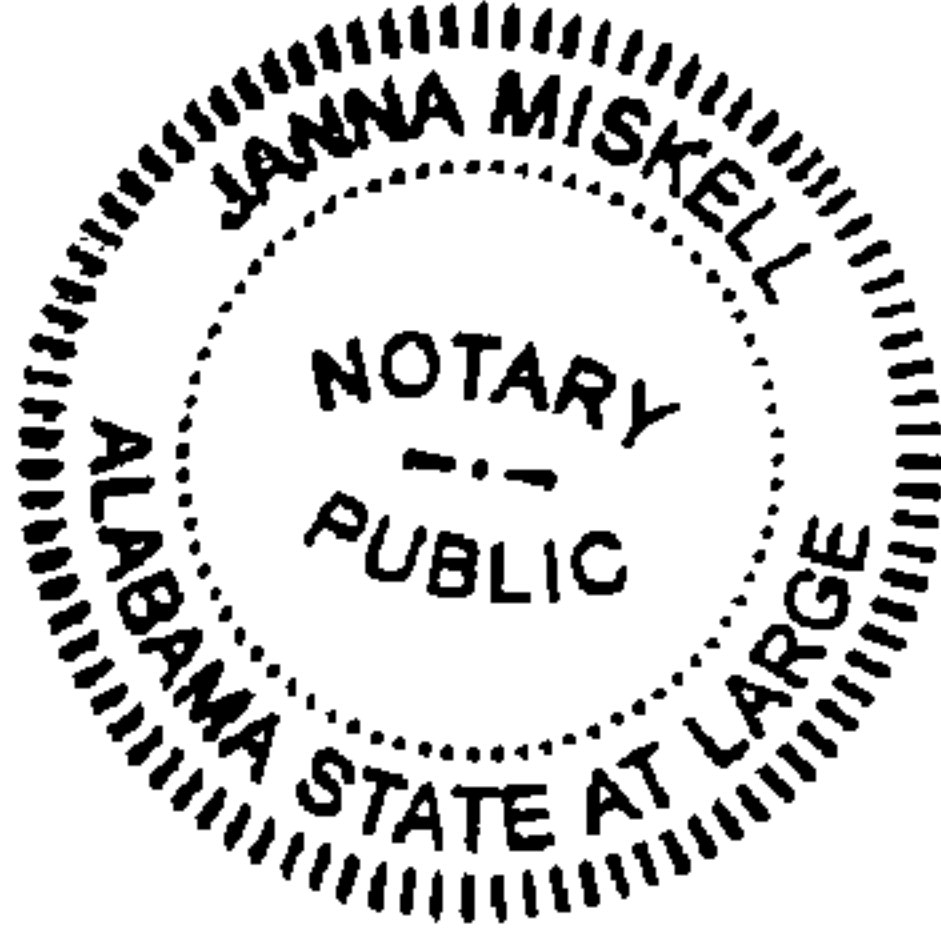
Notary Signature: 
My Commission Expires: 7/19/2028

THIS INSTRUMENT PREPARED BY:
Robert J. Wermuth/jmm
Padgett Law Group
4245 Balmoral Drive SW, Suite 101
Huntsville, AL 35801

Grantee's Address:
Christopher Brown
606 Village Way
Pelham, AL 35124

Grantor's Address:
229 Falling Waters Way
Maylene, AL 35114

Property Address:
229 Falling Waters Way
Maylene, AL 35114



PLG Number: 24-005806



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/09/2024 02:59:47 PM
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