

PREPARED BY:

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STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: as Instrument No. 20210902000427990

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, August 31, 2021, **Margaret L Dollar Braden, an unmarried woman, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Hometown Lenders, Inc., its successors and assigns**, which said mortgage is recorded as Instrument No. 20210902000427990, in the Office of the Judge of Probate of Shelby County, Alabama.; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **NewRez LLC d/b/a Shellpoint Mortgage Servicing**, as transferee, said transfer is recorded as Instrument No. 20230920000282590, aforesaid records, and NewRez LLC d/b/a Shellpoint Mortgage Servicing, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said NewRez LLC d/b/a Shellpoint Mortgage Servicing did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 05/26/2024,06/02/2024,06/09/2024; and said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto; and

WHEREAS, on July 8, 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 was duly and properly conducted and NewRez LLC d/b/a Shellpoint Mortgage Servicing did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of NewRez LLC d/b/a Shellpoint Mortgage Servicing in the amount of **ONE HUNDRED SIXTY-EIGHT THOUSAND FIVE HUNDRED SEVENTY-TWO DOLLARS AND 73 CENTS (\$168,572.73)** which sum the said NewRez LLC d/b/a Shellpoint Mortgage Servicing offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said NewRez LLC d/b/a Shellpoint Mortgage Servicing; and

NOW, THEREFORE, in consideration of the premises and the credit of **ONE HUNDRED SIXTY-EIGHT THOUSAND FIVE HUNDRED SEVENTY-TWO DOLLARS AND 73 CENTS (\$168,572.73)**, cash, on the indebtedness secured by said mortgage, NewRez LLC d/b/a Shellpoint Mortgage Servicing, by and through McCalla Raymer Leibert Pierce, LLC as attorney for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto NewRez LLC d/b/a Shellpoint Mortgage Servicing, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of Phase One, Hidden Creek Townhomes, as recorded in Map Book 27, Page 49, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto NewRez LLC d/b/a Shellpoint Mortgage Servicing, its successors and assigns forever 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; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, NewRez LLC d/b/a Shellpoint Mortgage Servicing have caused this instrument to be executed by and through McCalla Raymer Leibert Pierce, LLC, as attorney for the Mortgagee, or Transferee of Mortgagee, and McCalla Raymer Leibert Pierce, LLC, as said attorney, has hereto set its hand and seal on the 1st day of October, 2024.

NewRez LLC d/b/a Shellpoint Mortgage Servicing

By: McCalla Raymer Leibert Pierce, LLC

Its: Attorney at Law

By:

Matthew W. Penhale, Esq.

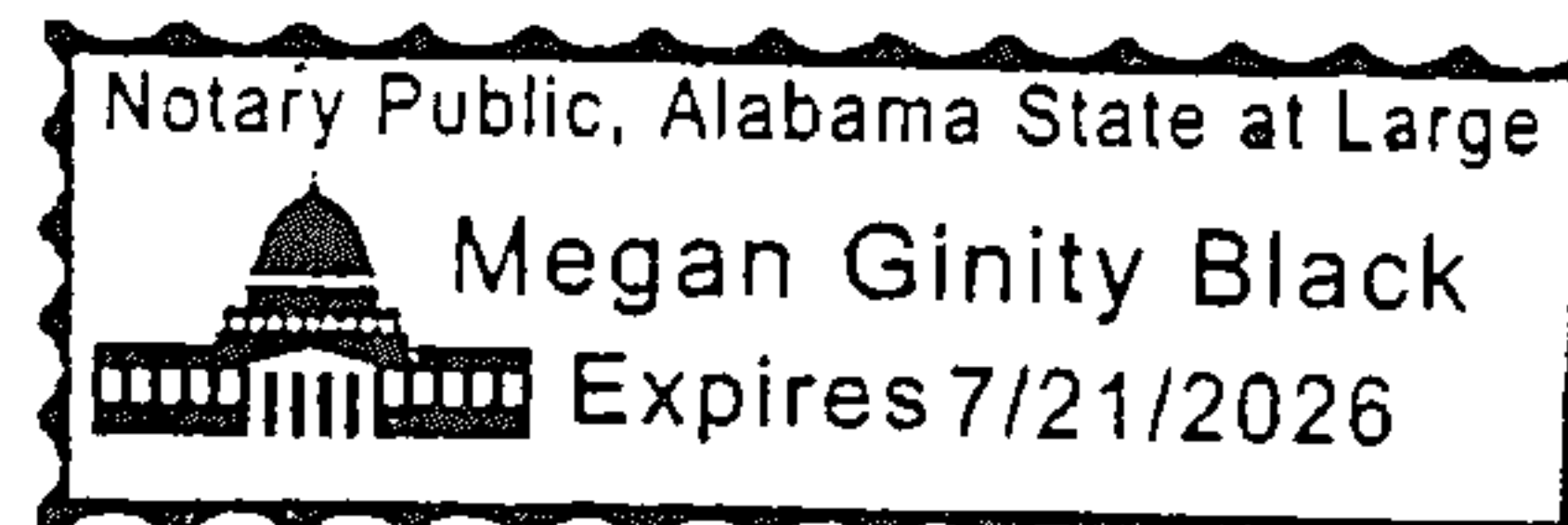
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Matthew W. Penhale, Esq., whose name as attorney of McCalla Raymer Leibert Pierce, LLC, acting in its capacity as attorney at law for NewRez LLC d/b/a Shellpoint Mortgage Servicing, 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, in his capacity as such attorney and with full authority executed this instrument voluntarily on the day that bears the same date.

Given under my hand and official seal this 1st day of October, 2024.

NOTARY PUBLIC

My Commission Expires:



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

Alli S. Bayal