

SEND TAX NOTICE TO:

BALLANTRAE RESIDENTIAL ASSOCIATION, INC.
2700 HIGHWAY 280, SUITE 425
BIRMINGHAM, AL 35223

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: 27th day of January 2014, **Ricky Faulkner and Phyllis Faulkner**, a married couple, executed the purchase of real property hereinafter described from Christopher W. Johnson and Tamara Johnson, in a sale for real property which was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #20140210000037060; and

WHEREAS, heretofore, on, to-wit: 21st day of September, 2023, the **State of Alabama Department of Revenue**, levied and conveyed the property hereinafter described from Phyllis Pope aka Phyllis Faulkner, which was recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument #20231205000351680; and

WHEREAS, in and by said original deed recorded in Instrument #20140210000037060 in the Office of Judge of Probate of Shelby County, Alabama, and attached and recorded Declaration of Covenants, Conditions and Restrictions for Ballantrae, a Residential Subdivision, appearing of record in Instrument #20070111000017750, and all amendments thereto, the Ballantrae Residential Association, Inc. (Transferor) was authorized and empowered in case of default in the payment of the homeowners association dues and assessments secured thereby, according to the terms thereof, to sell said property before the Courthouse door in 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 covenants and restrictions provided that in the case of sale under the power and authority contained in same, the Transferor or any person conducting said sale for the Transferor was authorized to execute title to the purchaser at said sale; and it was further provided in and by said covenants that the Transferor may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the homeowners association dues and assessments secured by the covenants, whereby a verified claim of lien being filed for record in Instrument #20241024000333710 in the Probate Office of Shelby County, Alabama, and the Ballantrae Residential Association, Inc. did declare all of the indebtedness secured by said covenants, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said property by publication in The

Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues December 15th, 22nd, and 29th, 2024; and

WHEREAS, on January 22nd, 2025, 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 conducted, and the Ballantrae Residential Association, Inc. 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, John C. Barnes as member of Alford & Barnes, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Ballantrae Residential Association, Inc.; and

WHEREAS, the **Ballantrae Residential Association, Inc.** was the highest bidder and best bidder in the amount of **Twelve Thousand Nine Hundred Ninety Seven Dollars and Fifty Seven Cents (\$12,997.57)** on the indebtedness secured by the covenants and restrictions, the said Ballantrae Residential Association, Inc., by and through John C. Barnes, as member of Alford & Barnes, LLC as auctioneer conducting said sale for said Transferor, does hereby grant, bargain, sell and convey unto the **Ballantrae Residential Association, Inc.** all of its right, title, and interest in and to the following described property situated in Shelby County, to-wit:

Lot 1508, according to the Final Plat of Kenniston at Ballantrae, as recorded in Map Book 38, Page 25, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the **Ballantrae Residential Association, Inc.**, his 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, the Ballantrae Residential Association, Inc., has caused this instrument to be executed by and through John C. Barnes as member of Alford & Barnes, LLC, as auctioneer conducting said sale for said Transferor, and said John C. Barnes as member of Alford & Barnes, LLC, as said auctioneer, has hereto set his hand and seal this 11 day of February, 2025.

Ballantrae Residential Association, Inc.

By: John C. Barnes, Esq.

Attorney for Association



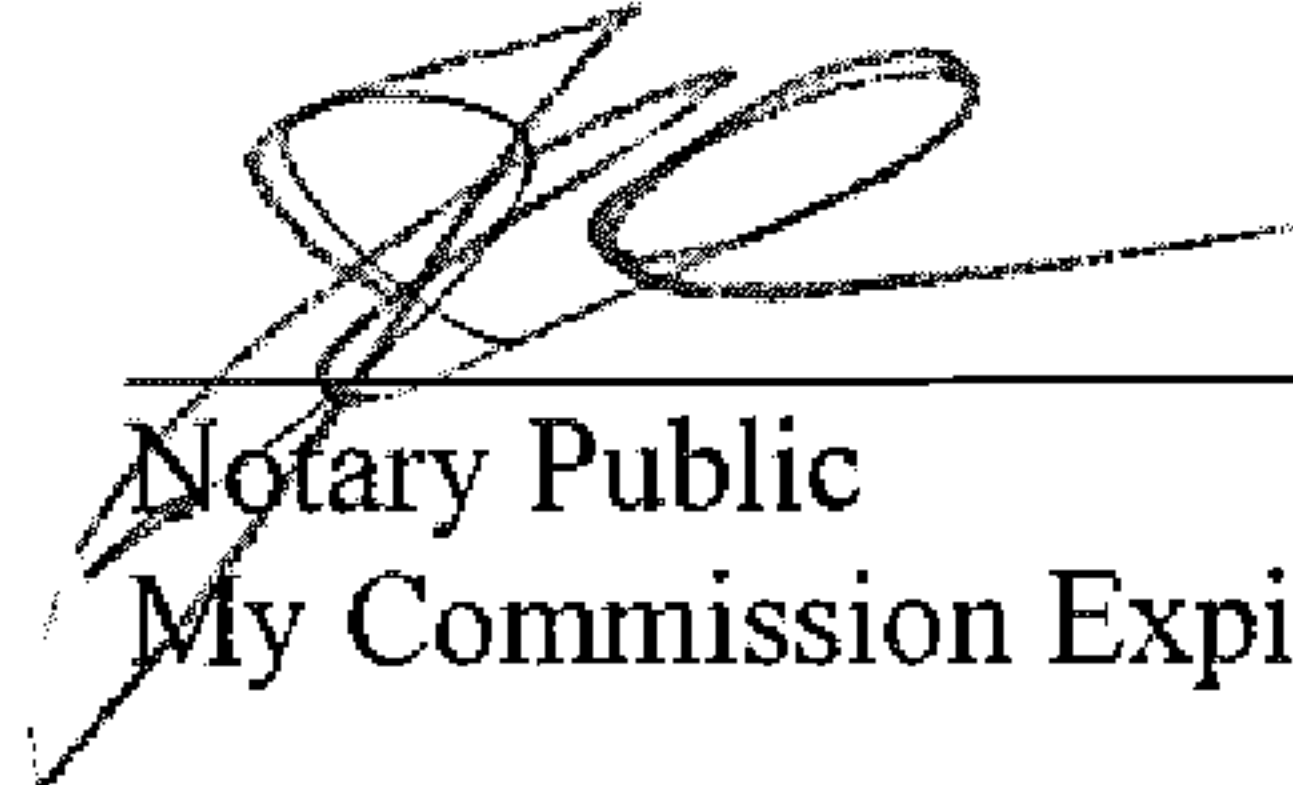
STATE OF ALABAMA

)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John C. Barnes, attorney for the Ballantrae Residential Association, Inc., acting in his capacity as auctioneer for the Ballantrae Residential Association, Inc., 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, with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as attorney for the said Transferor.

Given under my hand and official seal on this 11 day of
February, 2025.



Notary Public
My Commission Expires: _____

John M. Alford
Notary Public, Alabama State At Large
My Commission Expires March 28, 2026

This instrument prepared by:
John C. Barnes
Alford & Barnes, LLC
100 Brook Drive, Suite D
Helena, AL 35080

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Ricky Faulkner and Phyllis I</u>	Grantee's Name	<u>Ballantrae Residential Associati</u>
Mailing Address	<u>State of AL Dept of Revenue</u>	Mailing Address	<u>2700 Highway 280, Ste 425</u>
	<u>213 Kenniston Dale</u>		<u>Birmingham, AL 35124</u>
	<u>Pelham, AL 35124</u>		
Property Address	<u>213 Kenniston Dale</u>	Date of Sale	<u>1/22/25</u>
	<u>Pelham, AL 35124</u>	Total Purchase Price	<u>\$12,997.57</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Delinquent HOA Assessments
<input type="checkbox"/> Closing Statement	

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

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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 2/11/25Print John C. Barnes☒ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/11/2025 01:17:13 PM
 \$52.00 JOANN
 20250211000041920

Alvin S. Byrd

Publisher's Certificate of Publication

STATE OF ALABAMA COUNTY OF SHELBY

Viridiana Romero, being duly sworn, says:
 That she is Telemarketing Director of The Shelby
 County Reporter, a daily newspaper of general
 circulation, printed and published in Columbiana,
 Shelby County, Alabama; that the publication, a
 copy of which is attached hereto, was published in
 the said newspaper on the following dates:

12/15/24, 12/22/24, 12/29/24

That said newspaper was regularly issued and
 circulated on those dates.

The sum charged by the Newspaper for said publi-
 cation does not exceed the lowest rate paid by com-
 mercial customers for an advertisement of similar
 size and frequency in the same newspaper in which
 the public notice appeared.

There are no agreements between The Shelby
 County Reporter and the officer or attorney charged
 with the duty of placing the attached legal advertis-
 ing notices whereby any advantage, gain or profit
 accrued to said officer or attorney.

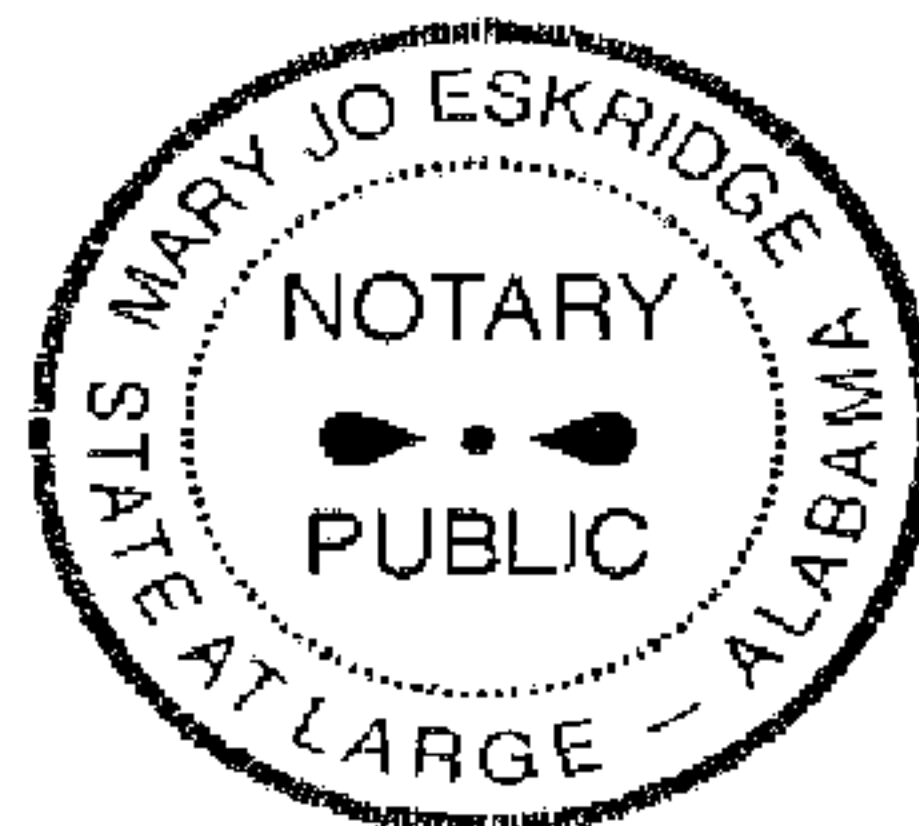
SIGNED:

Viridiana Romero

Viridiana Romero, Telemarketing Director
 Subscribed and sworn to before me this
 29th Day of December, 2024

Mary Jo Eskridge

Mary Jo Eskridge, Notary Public
 State of Alabama at Large
 My commission expires 03-02-2026



Account # 144875
 Ad # 1906432

THE LAW FIRM OF ALFORD & BARNES LLC
 100 BROOK DRIVE
 SUITE D
 HELENA AL 35080

PUBLIC NOTICE

NOTICE OF HOMEOWNERS ASSOCIATION LIEN FORECLOSURE

WHEREAS, default having
 been made in payment of the
 homeowners association as-
 sessments of the Ballantrae
 Residential Association, Inc.
 by Ricky Faulkner and Phyllis
 Faulkner (Joint Survivorship)
 (Fee) and State of Alabama
 Department of Revenue (Sher-
 iff's Deed), the owners of the
 following described property,
 the undersigned, Ballantrae
 Residential Association, Inc.,
 an Alabama corporation (the
 "Association"), under and by
 virtue of the enforcement provi-
 sions with respect to the lien of
 the Association, and the verified
 claim of lien filed for record in In-
 strument 20241024000333710
 in the Probate Office of Shelby
 County, Alabama, and set forth
 in the Declaration of Cove-
 nants, Conditions, and Restric-
 tions as recorded in Instrument
 20040130000051410, and as
 amended in the Probate Office
 of Shelby County, Alabama, will
 sell at public outcry for cash at
 the main entrance of the Court-
 house at Shelby County, Ala-
 bama, on January 22nd, 2025,
 during the legal hours of sale,
 the following described real es-
 tate situated in Shelby County,
 Alabama, to wit:

Lot 1508, according to the Final
 Plat of Kenniston at Ballantrae,
 as recorded in Map Book 38,
 Page 25, in the Probate Office
 of Shelby County, Alabama.

The property address is 213
 Kenniston Dale, Pelham, AL
 35124. THIS PROPERTY
 WILL BE SOLD ON AN "AS IS,
 WHERE IS" BASIS, SUBJECT
 TO ANY EASEMENTS, EN-
 CUMBRANCES, AND EXCEP-
 TIONS REFLECTED IN THE
 MORTGAGE (IF ANY) AND
 THOSE CONTAINED IN THE
 RECORDS OF THE OFFICE
 OF THE JUDGE OF PROBATE
 OF THE COUNTY WHERE THE
 ABOVE-DESCRIBED PROP-
 erty IS SITUATED. THIS
 PROPERTY WILL BE SOLD
 WITHOUT WARRANTY OR
 RECOURSE, EXPRESSED OR
 IMPLIED AS TO TITLE, USE
 AND/OR ENJOYMENT AND
 WILL BE SOLD SUBJECT TO
 THE RIGHT OF REDEMPTION
 OF ALL PARTIES ENTITLED
 THERETO. Said sale is made
 for the purpose of foreclosing
 said continuing Lien, paying
 the Lien debt, the costs and ex-
 penses of foreclosure, including
 a reasonable attorney's fee as
 allowed and permitted by the
 Declaration. Lienholder/Associ-
 ation reserves the right to bid on
 the subject property. Said sale
 is also subject to unpaid taxes
 or assessments whether of re-

cord or not. Said sale for this
 property is subject to postpone-
 ment or cancellation. Contact
 the person named below prior
 to attendance. John C. Barnes,
 Esq., Attorney for the Associa-
 tion, Ballantrae Residential As-
 sociation, Inc. Alford & Barnes,
 LLC, 100 Brook Drive, Suite D,
 Helena, Alabama 35080, 205-
 436-8420.

Shelby County Reporter;
 Dec. 15, 22 and 29, 2024
 FC/FAULKNER