

Prepared By:  
Stephanie Lanier Weems  
Massey, Stotser & Nichols, P. C.  
1780 Gadsden Hwy.  
Birmingham, AL 35235

Send Tax Notice To:  
Lacey's Grove Homeowners Association,  
Inc.  
4625 Valleydale Road, Suite 201  
Birmingham, Alabama 3523542

**HOMEOWNER ASSOCIATION FORECLOSURE DEED**

STATE OF ALABAMA)  
SHELBY COUNTY     )

**KNOW ALL MEN BY THESE PRESENTS, That:**

**WHEREAS**, on January 19, 2025, Lacey's Grove Homeowners Association, Inc. of Maylene, Alabama, executed a Lien against the property located at 331 Lacey Avenue, Maylene, AL 35114, recorded January 19, 2025 in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No.: 20250129000027450; and

**WHEREAS**, default was made in the payment of the indebtedness secured by said lien, and Lacey's Grove Homeowners Association, Inc. as Homeowner Association, did declare all of the indebtedness secured by the said lien, due and payable, and said lien subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said lien in accordance with the terms thereof, by U. S. Mail and by publication in The Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Alabama in its issues of February 23, March 2, 9 and 16, 2025; and

**WHEREAS**, on March 24, 2025, 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 and properly conducted, and the said Stephanie Lanier Weems, as Auctioneer on behalf of Lacey's Grove Homeowners Association, Inc., did offer for sale and sell at public outcry at the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

**WHEREAS**, the highest and best bid obtained for the property described in the aforementioned lien was the bid of the said Lacey's Grove Homeowners Association, Inc., as transferees, in the amount of NINE THOUSAND FOUR HUNDRED THIRTY TWO and 04/100 Dollars (\$9,432.04) which sum was offered to be credited on the indebtedness secured by said lien, and said property was thereupon sold to the said Lacey's Grove Homeowners Association, Inc.; and

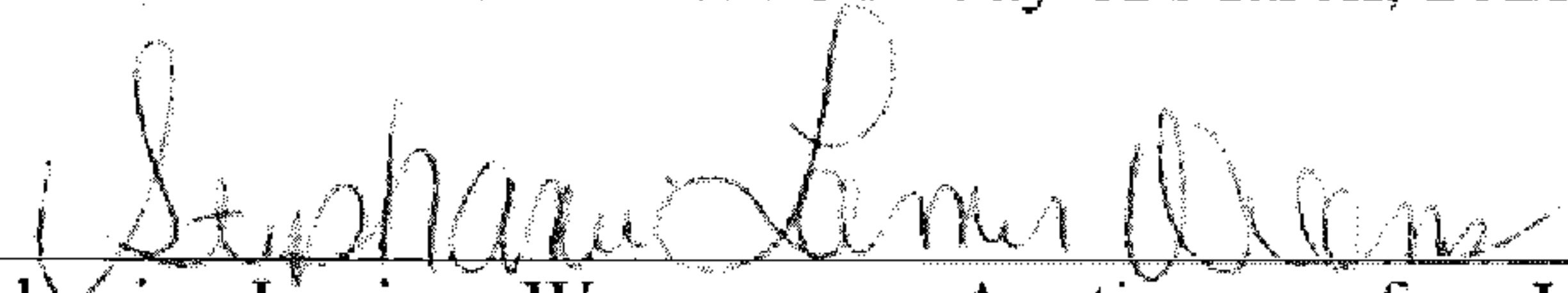
**WHEREAS**, said lien expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

**NOW THEREFORE**, in consideration of the premises and the credit of Lacey's Grove Homeowners Association, Inc., by and through the said Stephanie Lanier Weems, as Auctioneer does grant, bargain sell and convey unto the said Lacey's Grove Homeowners Association, Inc., as transferee, the following described real property situated in Shelby County, Alabama, to-wit:

**Property Street address** 625 Round Road, Maylene, AL 35114  
**Former Owner** Damain Hillary  
**Parcel I.D.** 23-3-08-0-003-110.000  
**Legal Description** LOT 193 ACCORDING TO THE SURVEY OF LACEY'S GROVE, PHASE 2, AS RECORDED IN MAP BOOK 38, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

**TO HAVE AND TO HOLD**, the above-described property unto the said Lacey's Grove Homeowners Association, Inc. 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.

**IN WITNESS WHEREOF**, the said Lacey's Grove Homeowners Association, Inc, lien. by the said Stephanie Lanier Weems, as Auctioneer conducting said sale cause these presents to be executed on the 31<sup>st</sup> day of March, 2025.

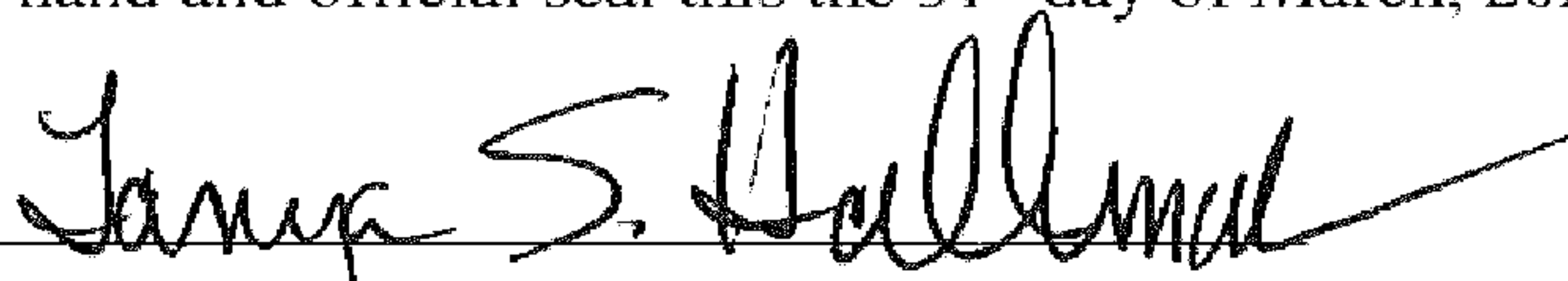
By:   
Stephanie Lanier Weems as Auctioneer for Lacey's Grove Homeowners Association, Inc.

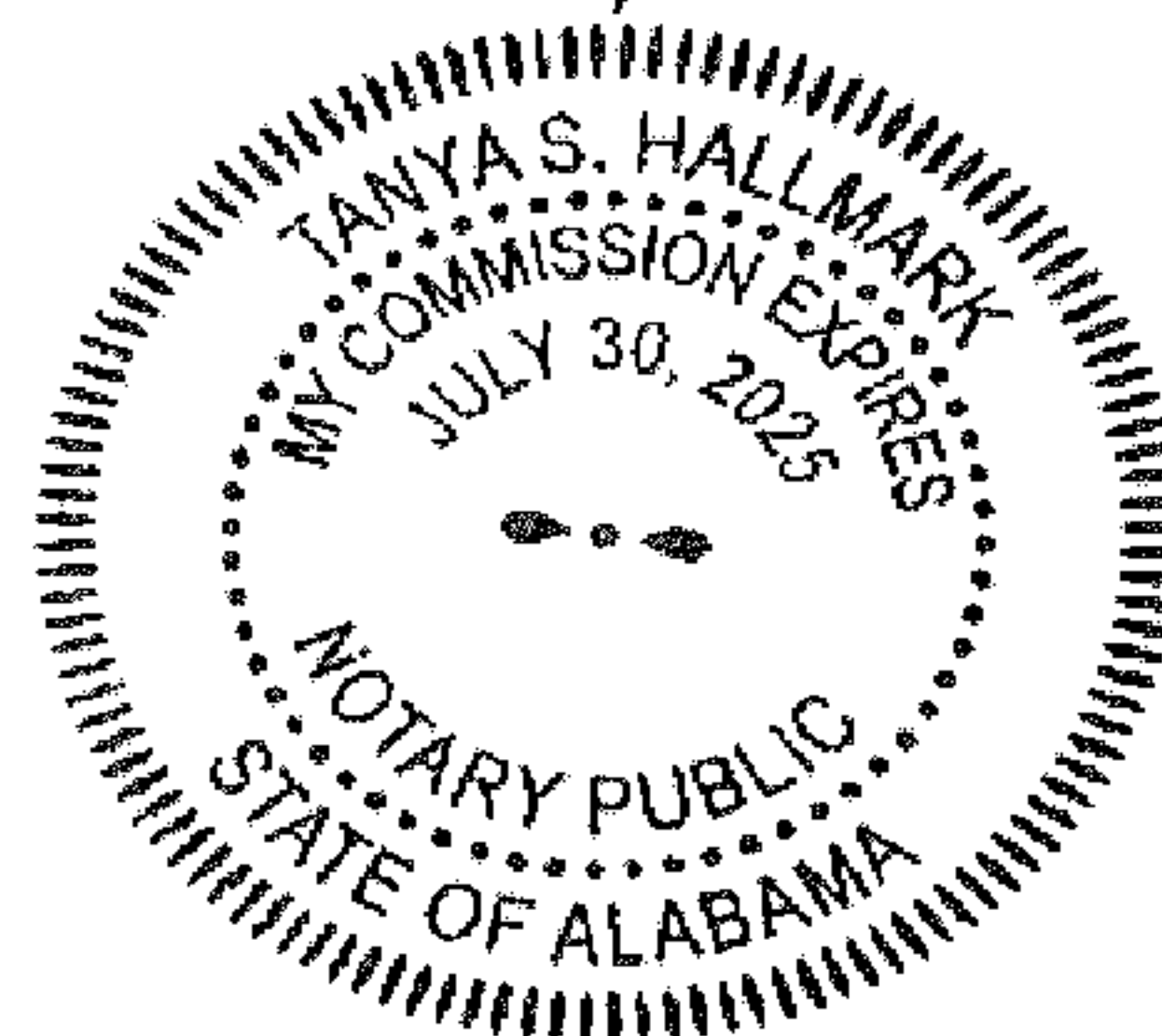
STATE OF ALABAMA)  
JEFFERSON COUNTY)

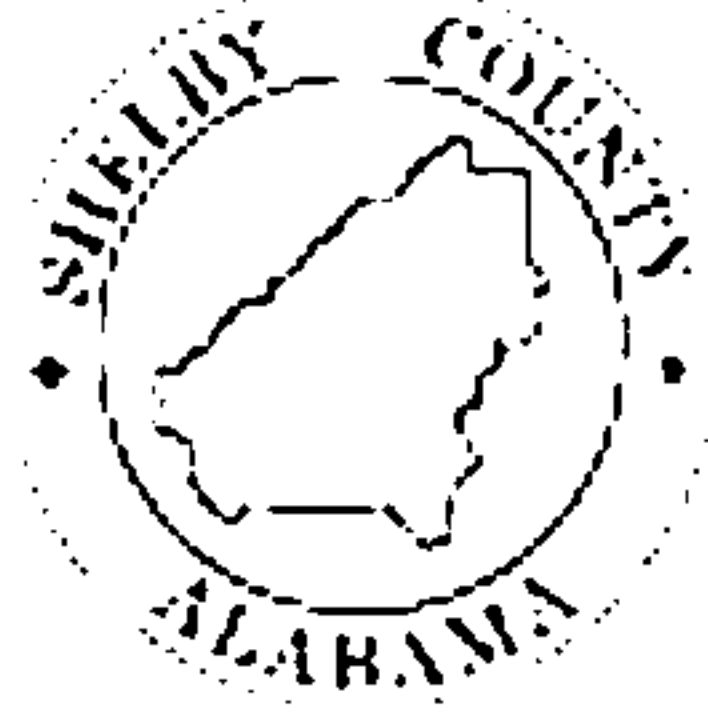
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certifies that Stephanie Lanier Weems, whose name as Auctioneer for the said Lacey's Grove Homeowners Association, Inc., is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31<sup>st</sup> day of March, 2025.

Notary Public:







Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/01/2025 03:14:33 PM  
 \$29.00 BRITTANI  
 20250401000096770

*Allen S. Byrd*

### 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>Damain Hillary</u>	Grantee's Name	<u>Lacey's Grove Homeowners Association, Inc.</u>
Mailing Address	<u>625 Round Road</u> <u>Maylene, AL 35114</u>	Mailing Address	<u>4625 Valleydale Road #201</u> <u>Birmingham, AL 35242</u>
Property Address	<u>625 Round Road</u> <u>Maylene, AL 35114</u>	Date of Sale	<u>03/24/25</u>
		Total Purchase Price	<u>\$ 9,432.04</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 Foreclosure Sale
<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 03/31/25

Print Stephanie Lanier Weems

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1