

SEND TAX NOTICE TO:
Data Mortgage Inc., DBA Essex Mortgage
1417 N. Magnolia Ave
Ocala Florida 34475

STATE OF ALABAMA
COUNTY OF SHELBY

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, Travis Dewayne Hill and Joy Moore-Smith 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 SouthState Bank, N.A., which said mortgage was dated April 1, 2024 and was recorded April 4, 2024 in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20240404000092830, said mortgage having subsequently been transferred and assigned to Data Mortgage Inc., dba Essex Mortgage, by instrument recorded on February 25, 2025, Instrument Number 20250225000056360, 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 Data Mortgage Inc., dba Essex Mortgage 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 March 16, 2025, March 23, 2025, and March 30, 2025; and

WHEREAS, on April 15, 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 conducted, and Data Mortgage Inc., dba Essex Mortgage 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, Data Mortgage Inc., DBA Essex Mortgage was the highest bidder and best bidder in the amount of Two Hundred Fifty-Five Thousand Eight Hundred Fifty And 0/100 Dollars (\$255,850.00) on the indebtedness secured by said mortgage, the said Data Mortgage Inc., dba Essex Mortgage, by and through Brock & Scott, PLLC as attorney for said Mortgagee/Transferee, does hereby grant, bargain, sell and convey unto Data Mortgage Inc., DBA Essex Mortgage all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 46, according to the Final Record Plat of Narrows Reach Sector, Phase 2 as recorded in Map Book 30, pages 58A & B, in the Probate Office of Shelby County, Alabama. Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions, and Restrictions as recorded in Instrument 2000-9755; 1st Amendment recorded in Instrument 2000-17136; 2nd Amendment recorded in Instrument 2000-36696; 3rd Amendment recorded in Instrument 2001-38328; 4th Amendment recorded in Instrument 20020905000424180, 5th Amendment recorded in Instrument 20021017000508250 and 6th Amendment recorded in Instrument 20030716000450980, 7th Amendment recorded in Instrument 20050931000450840, 8th Amendment recorded in Instrument 20061031000537350, 9th Amendment recorded in Instrument 20061211000599540, 10th Amendment recorded in Instrument 20070607000266840 and 11th Amendment recorded in Instrument 20080711000280890, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD the above described property unto Data Mortgage Inc., DBA Essex Mortgage 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, Data Mortgage Inc., dba Essex Mortgage 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 6th day of May 2025.

Data Mortgage Inc., dba Essex Mortgage
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 Data Mortgage Inc., dba Essex Mortgage 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 6th day of May 2025.

TERRI S. KEITH
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: TRAVIS DEWAYNE HILL AND JOY MOORE-SMITH

Mailing Address: 560 Reach Drive, Birmingham, AL 35242

Grantee's Name: Data Mortgage Inc., dba Essex Mortgage

Mailing Address: 1417 N Magnolia Ave, Ocala, FL 34475

Property Address: 560 Reach Drive, Birmingham, AL 35242

Date of Transfer: April 15, 2025

Total Purchase Price: \$255,850.00

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: May 6, 2025

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
05/06/2025 11:31:59 AM
\$34.00 BRITTANI
20250506000135480

Brittani S. Boyd