

SEND TAX NOTICE TO:

CHELSEA STATION OWNERS' ASSOCIATION, INC.
2120 16th Avenue South, Suite 202
BIRMINGHAM, AL 35205

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: 30th day of December, 2016, **Rex McLaughlin and Raven L. McLaughlin**, executed the purchase of real property hereinafter described from D.R. Horton, Inc.-Birmingham, in a sale for real property which was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #20170105000005260; and

WHEREAS, in and by said original deed recorded in Instrument #20170105000005260 in the Office of Judge of Probate of Shelby County, Alabama, and attached and recorded Declaration of Covenants, Conditions, and Restrictions as recorded in Instrument #20070829000407640, and all amendments thereto, the Chelsea Station Owners' 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 #20250321000084650 in the Probate Office of Shelby County, Alabama and the Chelsea Station Owners' 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 April 27th, May 4th, and May 11th, 2025; and

WHEREAS, on May 29th, 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 Chelsea Station Owners' 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 Chelsea Station Owners' Association, Inc.; and

WHEREAS, the **Chelsea Station Owners' Association, Inc.** was the highest bidder and best bidder in the amount of **Ten Thousand Three Hundred Forty-Three Dollars and Seventy-One Cents (\$10,343.71)** on the indebtedness secured by the covenants and restrictions, the said Chelsea Station Owners' 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 **Chelsea Station Owners' Association, Inc.** all of its right, title, and interest in and to the following described property situated in Shelby County, to-wit:

Lot 54, according to the Survey of Chelsea Station, as recorded in Map Book 38, Page 109, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the **Chelsea Station Owners' 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 Chelsea Station Owners' 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 5 day of June, 2025.

Chelsea Station Owners' 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 Chelsea Station Owners' Association, Inc., acting in his capacity as auctioneer for the Chelsea Station Owners' 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 5 day of June, 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

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:

04/27/25, 05/04/25, 05/11/25

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

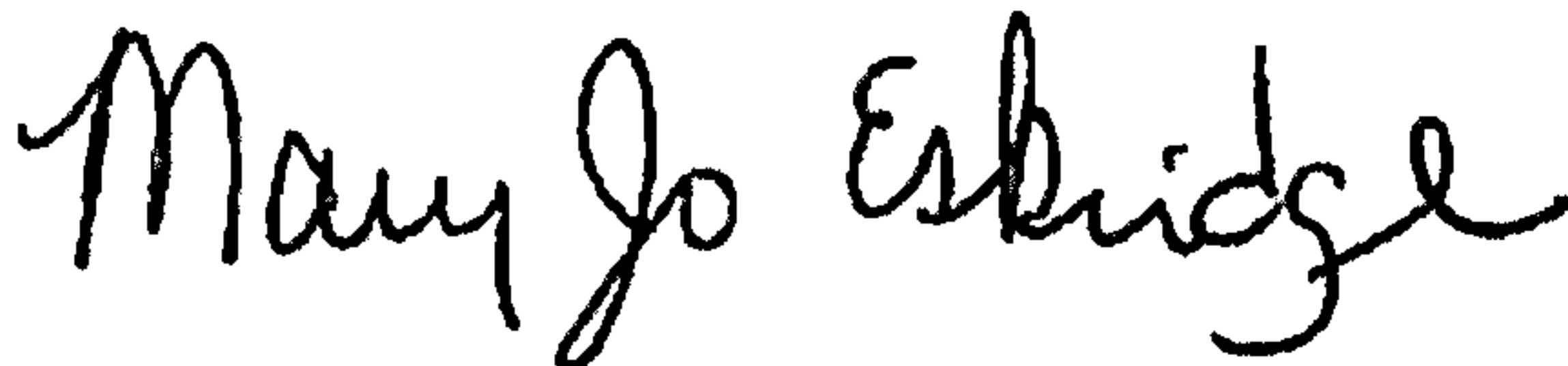
The sum charged by the Newspaper for said publication does not exceed the lowest rate paid by commercial customers for an advertisement of similar size and frequency in the same newspaper in which the public notice appeared.

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

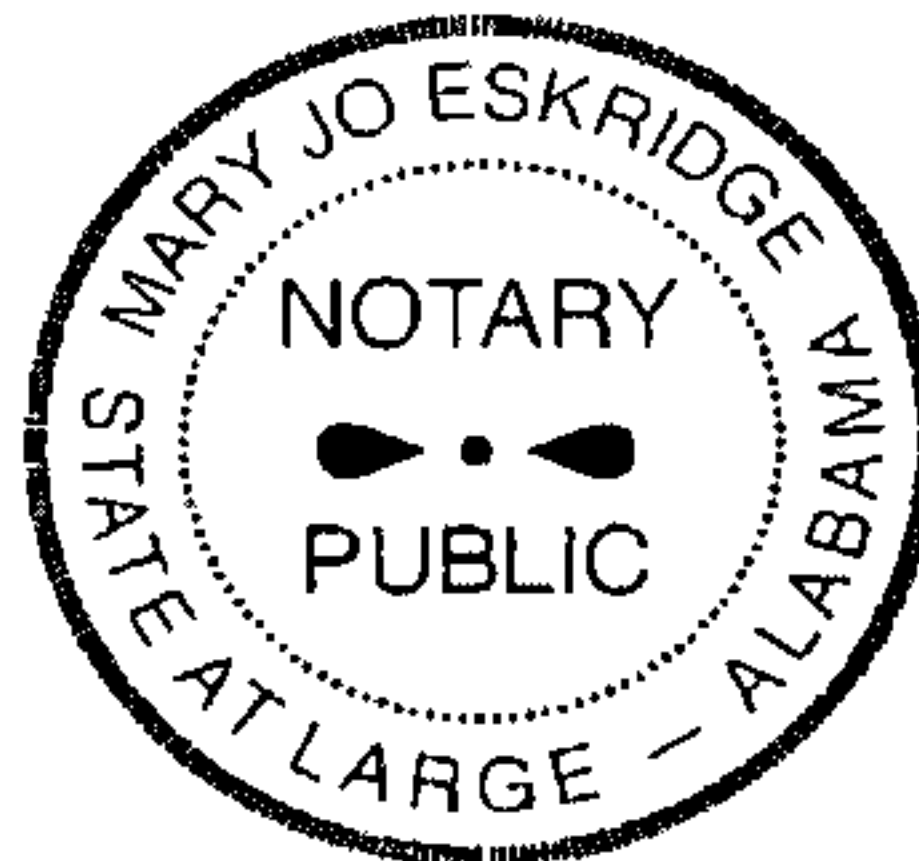
SIGNED:



Viridiana Romero, Telemarketing Director
Subscribed and sworn to before me this
11th Day of May, 2025



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



Account # 144875
Ad # 1968884

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 assessments of the Chelsea Station Owners' Association, Inc. by Rex McLaughlin and Raven L. McLaughlin, the owners of the following described property, the undersigned, Chelsea Station Owners' Association, Inc., an Alabama corporation (the "Association"), under and by virtue of the enforcement provisions with respect to the lien of the Association, and the verified claim of lien filed for record in Instrument 20250321000084650 in the Probate Office of Shelby County, Alabama, and set forth in the Declaration of Covenants, Conditions, and Restrictions as recorded in Instrument 20070829000407640, and as amended in the Probate Office of Shelby County, Alabama, will sell at public outcry for cash at the main entrance of the Courthouse at Shelby County, Alabama, on May 29th, 2025, during the legal hours of sale, the following described real estate situated in Shelby County, Alabama, to wit:
Lot 54, according to the Survey of Chelsea Station, as recorded in Map Book 38, Page 109, in the Probate Office of Shelby County, Alabama.

The property address is 517 Chelsea Station Circle, Chelsea, AL 35043. THIS PROPERTY WILL BE SOLD ON AN "AS IS, WHERE IS" BASIS, SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, AND EXCEPTIONS 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 PROPERTY 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 expenses of foreclosure, including a reasonable attorney's fee as allowed and permitted by the Declaration. Lienholder/Association reserves the right to bid on the subject property. Said sale is also subject to unpaid taxes or assessments whether of record or not. Said sale for this property is subject to postponement or cancellation. Contact the person named below prior to attendance.

dance. John C. Barnes, Esq., Attorney for the Association, Chelsea Station Owners' Association, Inc. Alford & Barnes, LLC, 100 Brook Drive, Suite D, Helena, Alabama 35080, 205-436-8420.

Shelby County Reporter: Apr. 27, May 4 and 11, 2025
FC/MCLAUGHLIN

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

Grantor's Name Rex McLaughlin & Raven L.
 Mailing Address 517 Chelsea Station Circle
Chelsea, AL 35043

Grantee's Name Chelsea Station Owners' Associ
 Mailing Address 2120 16th Ave S, Suite 202
Birmingham, AL 35205

Property Address 517 Chelsea Station Circle
Chelsea, AL 35043

Date of Sale 5/29/25

Total Purchase Price \$10,343.71

or

Actual Value \$

or

Assessor's Market Value \$

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

☐ Appraisal

☐ Sales Contract

☒ Other Delinquent HOA Assessments

☐ 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 6/5/25

Print John C. Barnes

☒ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/06/2025 08:11:31 AM
 \$39.00 BRITTANI
 20250606000173490

Form RT-1

Allen S. Byrd