

SEND TAX NOTICE TO:
MidFirst Bank
999 NW Grand Boulevard
Oklahoma City, OK 73118
TB File No.: 25-05908-MF-AL

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, November 9, 2023, Robert M. Thompson and Kelli Y. Sippola, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Ark-La-Tex Financial Services, LLC dba Benchmark Mortgage, which said mortgage was recorded in Instrument No. 20231113000331850 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to MidFirst Bank by instrument recorded in Instrument No. 20250502000131660 in the aforesaid Probate Office (hereafter "Transferee"); and

WHEREAS, in and by said mortgage, the 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 in the City of Columbiana, 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the 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 MidFirst Bank 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 of said mortgage by

publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 6, 2025, July 13, 2025 and July 20, 2025; and

WHEREAS, on August 19, 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 MidFirst Bank did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, MidFirst Bank was the highest bidder and best bidder in the amount of Two Hundred Sixty Thousand Four Hundred Eighty And 00/100 Dollars (\$260,480.00) on the indebtedness secured by said mortgage, the said MidFirst Bank, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto MidFirst Bank all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

Lot 31, according to the Survey of Chinaberry Subdivision, Phase II, Final Plat, as recorded in Map Book 34, Page 91, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto MidFirst Bank, 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, MidFirst Bank, has caused this instrument to be executed by and through Tiffany & Bosco, P.A., as attorney for said Transferee and said Tiffany & Bosco, P.A., as said attorney, has hereto set its hand and seal on this 22nd day of August, 2025

MidFirst Bank

By: Tiffany & Bosco, P.A.
Its: Attorney

By: Andy Saag, Esq.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andy Saag, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for MidFirst Bank, 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 said conveyance, he/she, as such attorney and with full authority, executed the same voluntarily for and as the act of said professional association, acting in its capacity as attorney for said (Transferee).

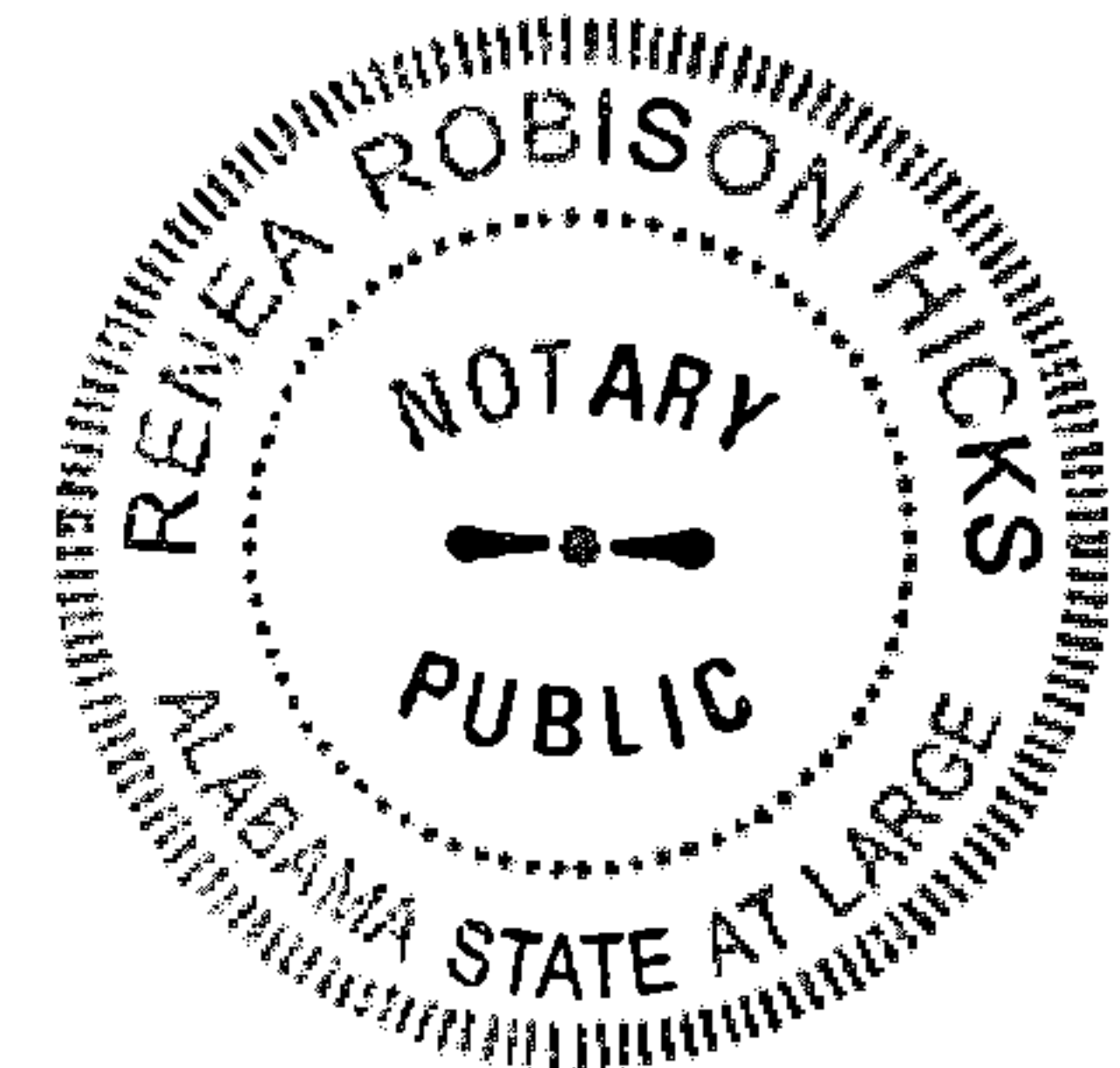
Given under my hand and official seal on this 22nd day of August, 2025

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES ON 04/05/2027

This instrument prepared by:
Andy Saag, Esq.
TIFFANY & BOSCO, P.A.
2501 20TH Place South
Suite 300
Homewood, Alabama 35223



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

Grantor's Name	MidFirst Bank	Grantee's Name	MidFirst Bank
Mailing Address	999 NW Grand Boulevard	Mailing Address	999 NW Grand Boulevard
	Oklahoma City, OK 73118		Oklahoma City, OK 73118

Property Address	<u>170 Chinaberry Lane,</u> <u>Maylene, AL 35114</u>	Date of Sale	<u>August 19, 2025</u>
		Total Purchase Price	<u>\$260,480.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Foreclosure Bid Price</u>
<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.

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 8/21/25

☐ Unattested
(verified by) _____

Print

Sign

(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/25/2025 03:25:53 PM
\$37.00 JOANN
20250825000260820

Allen S. Bayl