

STATE OF ALABAMA     )

SHELBY COUNTY         )

SEND TAX NOTICE TO:

Chelsea Park Residential  
Association, Inc.  
2700 Highway 280, Suite 425  
Birmingham, AL 35223

### FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of March, 2028, **Angelia M. Gbargaye and Alfred Gbargaye**, wife and husband, executed the purchase of real property hereinafter described from Toby A. Boyer, as Personal Representative of the Estate of Ricky A Boyer, deceased Probate Case No. PR-2017-000554, which said warranty deed was recorded in the Office of the Judge of Probate of Shelby County in Instrument #20180402000108390; and

WHEREAS, the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950, and as amended, in the Office of the Judge of Probate of Shelby County, Alabama. Such Declaration provided for the creation of the Chelsea Park Residential Association, Inc., (the "Association"), which is the owners' association for Chelsea Park subdivision, and authorized by the Declaration to manage the common elements of the property and collect the assessments for the common expenses of the property, including the right of the Association, Inc. to impose Assessments and liens for Assessments on lots located within the Chelsea Park Subdivision, the Association, Inc. (Transferor) was authorized and empowered in case of default in the payment of the assessments secured thereby, according to the terms thereof, to sell said property before the main 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, and the Association, Inc. did declare all of the indebtedness secured by said covenants, being recorded in verified claim of lien in Instrument #20250815000249820, 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 of September 21<sup>st</sup>, 28<sup>th</sup>, and October 5<sup>th</sup>, 2025; and

WHEREAS, on October 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 Association, Inc. did offer for sale and sell at public outcry in front of the main Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, **Chelsea Park Residential Association, Inc.** was the highest bidder and best bidder in the amount of **Eighteen Thousand Forty-Three Dollars and Fifty-Nine Cents (\$18,043.59)** which sum the Association offered to credit on the unpaid homeowners association assessments secured by said lien, together with a reasonable attorney's fee and other costs associated with the Sale; and

WHEREAS, John C. Barnes as member of Alford & Barnes, LLC, was the duly authorized agent and auctioneer for the Association to conduct the sale and was the person conducting the sale;

NOW, THEREFORE, in consideration of the premises and of a credit of **Eighteen Thousand Forty-Three Dollars and Fifty-Nine Cents (\$18,043.59)** on the indebtedness secured by said lien, the Association, by and through the undersigned, its duly authorized agent and auctioneer for the Association as the person conducting the sale, does hereby GRANT, BARGAIN, SELL, and CONVEY unto **Chelsea Park Residential Association, Inc.**, the highest bidder at said sale, the following described real estate in Shelby County, Alabama, to wit:

Lot 4-80, according to the Map and Survey of Chelsea Park 4<sup>th</sup> Sector, as recorded in Map Book 34, Page 147 A&B, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above-described property unto **Chelsea Park Residential Association, Inc.**, 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, restrictions, 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 Park Residential Association, Inc., by and through attorney John C. Barnes, its duly authorized agent and auctioneer conducting the sale, and the undersigned in his capacity as agent and auctioneer of Chelsea Park Residential Association, Inc., and the person conducting this sale, has executed this instrument on this the 17 day of Nov., 2025.

Chelsea Park Residential Association, Inc.,

By: 

John C. Barnes

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 Park Residential Association, Inc. acting in his capacity as auctioneer for the Association 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.

Given under my hand and official seal on this 17 day of Nov, 2025.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

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

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



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

Grantor's Name Angelia M. Gbargaye & Alfre  
 Mailing Address 3049 Chelsea Park Ridge  
Chelsea, AL 35043

Grantee's Name Chelsea Park Residential Assoc  
 Mailing Address 2700 Highway 280, Suite 425  
Birmingham, AL 35223

Property Address 3049 Chelsea Park Ridge  
Chelsea, AL 35043

Date of Sale 10/22/25

Total Purchase Price \$18,043.59

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 10/22/25

Print John C. Barnes

☒ Unattested

Sign

(verified by)

(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  
 11/17/2025 11:16:59 AM  
 \$55.50 PAYGE  
 20251117000350870

*Allen S. Bayl*

# 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:

09/21/25, 09/28/25, 10/05/25

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

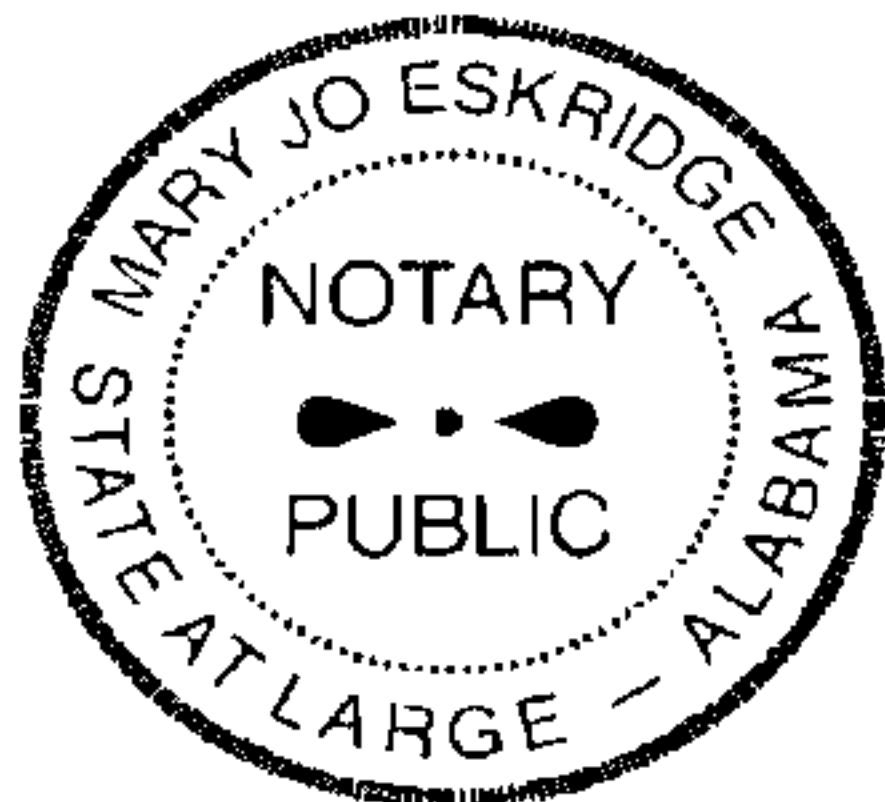
The sum charged by the Newspaper for said publi-  
 cation does not exceed the lowest rate paid by com-  
 mercial customers for an advertisement of similar  
 size and frequency in the same newspaper in which  
 the public notice appeared.

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, Telemarketing Director  
 Subscribed and sworn to before me this  
 5th Day of October, 2025

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



Account # 144875  
 Ad # 2034866

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 Chelsea Park  
 Residential Association, Inc. by  
 Angelia M. Gbargaye and Alfred  
 Gbargaye, the owners of the fol-  
 lowing described property, the  
 undersigned, the Chelsea Park  
 Residential Association, Inc., an  
 Alabama corporation (the "As-  
 sociation"), under and by virtue  
 of the enforcement provisions  
 with respect to the continuing  
 lien of the Association, and  
 the verified claim of lien filed  
 for record in Lien Instrument  
 #20250815000249820 in the  
 Probate Office of Shelby Coun-  
 ty, Alabama, and as set forth in  
 the Declaration of Easements  
 and Master Protective Cove-  
 nants of Chelsea Park, a Res-  
 idential Subdivision, in Instru-  
 ment No. 20041014000566950  
 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, on  
 October 22nd, 2025, during the  
 legal hours of sale, the following  
 described real estate situated in  
 Shelby County, Alabama, to wit:  
 Lot 4-80, according to the Map  
 and Survey of Chelsea Park  
 4th Sector, as recorded in Map  
 Book 34, Page 147 A&B, in the  
 Probate Office of Shelby Coun-  
 ty, Alabama.

The property address is 3049  
 Chelsea Park Ridge, Chelsea,  
 AL 35043. 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 to-date,  
 paying the Lien debt, the costs  
 and expenses of foreclosure, in-  
 cluding a reasonable attorney's  
 fee as allowed and permitted  
 by the Declaration. Lienholder/  
 Association reserves the right  
 to bid on the subject proper-  
 ty. 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 cancella-

tion. Contact the person named  
 below prior to attendance. John  
 C. Barnes, Esq., Attorney for  
 the Association, the Chelsea  
 Park Residential Association,  
 Inc. Alford & Barnes, LLC, 100  
 Brook Drive, Suite D, Helena,  
 Alabama 35080. 205-436-8420.

Shelby County Reporter:  
 Sept. 21, 28 and Oct. 5, 2025  
 FC/GBARGAYE