20260310000070370
03/10/2026 02:32:41 PM
FCDEEDS 1/5

SEND TAX NOTICE TO:

Brook Highland Homeowners Association, Inc.
2700 Highway 280, Suite 425
Birmingham, AL 35223

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 16th day of September, 2003, **Henry W. Lambert and Jodi R. Lambert (Joint Survivorship)**, executed the purchase of real property hereinafter described from M.A. Frazier Construction, Inc., a corporation, which said warranty deed was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 20030923000638890; and

WHEREAS, in and by said deed and attached and recorded Declaration of Covenants, Conditions, and Restrictions as recorded in Real 181, Page 995, Real 194, Page 254, Real 194, Page 54, Real 228, Page 882, Real 228, Page 886, and Instrument No. 1992/20484, Instrument No. 1993/1877, and Instrument No. 1994/6901, and as amended, the Brook Highland Homeowners 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, and the Brook Highland Homeowners 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 of January 18th, January 25th, and February 1st, 2026; and

WHEREAS, on February 18th, 2026, 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 Brook Highland Homeowners 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 Brook Highland Homeowners Association, Inc.; and

WHEREAS, the **Brook Highland Homeowners Association, Inc.** was the highest bidder and best bidder in the amount of Ten Thousand Eight Dollars and Forty-Five Cents ($10,008.45) on the indebtedness secured by the covenants and restrictions, the said Brook Highland Homeowners 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 Brook Highland Homeowners Association, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, to-wit:

Lot 2206, according to the Brook Highland, 22nd Sector, and Eddleman Community, as recorded in Map Book 28, Page 81, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the Brook Highland Homeowners 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, 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 Brook Highland Homeowners 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 18th day of February, 2026.

Brook Highland Homeowners 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 Brook Highland Homeowners Association,

Inc., acting in his capacity as auctioneer for the Brook Highland Homeowners 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 18th day of February 2026.

_____
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

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Henry W. Lambert and Jodi
Mailing Address: 2163 Brook Highland Ridge
Birmingham, AL 35242

Grantee's Name: Brook Highland Homeowners As
Mailing Address: 2700 Highway 280
Suite 425
Birmingham, AL 35223

Property Address: 2163 Brook Highland Ridge
Birmingham, AL 35242

Date of Sale: 2/18/26
Total Purchase Price: $10,008.45
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
- [ ] Sales Contract
- [ ] Closing Statement
- [ ] Appraisal
- [x] Other Delinquent HOA Assessments

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 2/18/26

Print John C. Barnes

[x] Unattested _____ (verified by)

Sign _____ (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms

Publisher's Certificate of Publication

STATE OF ALABAMA
COUNTIES OF SHELBY

Alec Etheredge, being duly sworn on oath says he is Publisher of The Shelby County Reporter (the "Newspaper"), 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 said newspaper on the following dates:
01/25/2026, 01/18/2026, 02/01/2026

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

The sum charged by the Newspaper for said publication is the actual lowest classified rate paid by commercial customer for an advertisement of similar size and frequency in the same newspaper in which the Notice was published.

There are no agreements between the Newspaper, publisher, manager, or printer and the officer of attorney charged with the duty of placing the attached legal advertising notice whereby any advantage, gain or profit accrued to said officer or attorney

SIGNED:

Alec Etheredge, Publisher
Subscribed and sworn to before me this
1st day of February, 2026

Mary Jo Eskridge

MARY JO ESKRIDGE NOTARY PUBLIC STATE AT LARGE ALABAMA

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

Account Code: AP144875
Ad #: 2100011
THE LAW FIRM OF ALFORD & BARNES LLC
100 BROOK DRIVE
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 Brook Highland Homeowners Association, Inc. by Henry W. Lambert and Jodi R. Lambert, the owners of the following described property, the undersigned, Brook Highland Homeowners Association, Inc., an Alabama corporation (the "Association"), under and by virtue of the enforcement provisions with respect to the verified claim of lien filed for record in Lien Instrument: 20251204000371990, and the continuing lien of the Association, as set forth in the Declaration of Covenants, Conditions, and Restrictions as recorded in Real 181, Page 995, Real 194, Page 254, Real 194, Page 54, Real 228, Page 892, Real 228, Page 886, and Instrument No. 1992/20484, Instrument No. 1993/1877, and Instrument No. 1994/6901, 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 February 18th, 2026, during the legal hours of sale, the following described real estate situated in Shelby County, Alabama, to wit:
Lot 2206, according to the Brook Highland, 22nd Sector, an Eddleman Community, as recorded in Map Book 28, Page 81 A&B, in the Probate Office of Shelby County, Alabama.
The property address is 2163 Brook Highland Ridge, Birmingham, Alabama 35242. 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. John C. Barnes, Esq., Attorney for the Association, Brook Highland Homeowners Association, Inc. Alford & Barnes, LLC, 100 Brook Drive, Suite D, Helena, Alabama 35080. 205-436-8420.

Shelby County Reporter:
Jan. 18, 25 and Feb. 1, 2026
FC/LAMBERT

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
03/10/2026 02:32:41 PM
$45.50 PAYGE
20260310000070370