

SEND TAX NOTICE TO:
Nelson Properties LLC
90 Heather Ridge Drive
Pelham AL 35124

20240703000202410
07/03/2024 12:48:56 PM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, September 13, 2004, Adam B Roper and Melissa I Roper, Husband and Wife, executed that certain mortgage on real property hereinafter described to Mutual Savings Credit Union, which said mortgage was recorded in Instrument No. 20040927000534050 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to NewRez LLC d/b/a Shellpoint Mortgage Servicing by instrument recorded in Instrument No. 20230921000282870 in the aforesaid Probate Office 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 NewRez LLC d/b/a Shellpoint Mortgage Servicing 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 April 14, 2024, April 21, 2024 and April 28, 2024; and

WHEREAS, on June 25, 2024, 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 NewRez LLC d/b/a Shellpoint Mortgage Servicing 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, Nelson Properties LLC was the highest bidder and best bidder in the amount of Thirty-Six Thousand One Hundred Ninety-One And 60/100 Dollars (\$36,191.60) on the indebtedness secured by said mortgage, the said NewRez LLC d/b/a Shellpoint Mortgage Servicing, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto Nelson Properties LLC all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

Lot 16, according to they survey of Kingwood, as recorded in Map Book 6, Page 40, in the Probate Office of Shelby County, Alabama; Being situated in Shelby County, Alabama.

Also: A parcel of land in the Southeast Quarter of the Northwest Quarter of Section 26, Township 20 South, Range 3 West, Shelby County, Alabama; Described as follows: Begin at the Northeast corner of Lot 16 of Kingwood as recorded in Map Book 6, Page 40 in the Office of the Judge of Probate of Shelby County, Alabama; Thence run Southwest along the Northwest line of said Lot 16 a distance of 143.71 feet to an iron pin; Thence turn left 00 degrees 15 minutes 50 seconds and run Southwest along the Northwest line of Lot 15 of Kingwood 157.52 feet to an iron pin on the West quarter-quarter line; Thence turn right 132 degrees 39 minutes 06 seconds and run North along said quarter-quarter line 527.27 feet to an iron pin; Thence turn right 91 degrees 28 minutes 00 seconds and run East 83.63 feet to an iron pin on the Westerly Right of Way of an Alabama Power Company Right of Way; Thence turn right 65 degrees 14 minutes 42 seconds and run Southeast along said Right of Way 350.05 feet to the Point of Beginning. Situated in Shelby County, Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto Nelson Properties LLC, 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, NewRez LLC d/b/a Shellpoint Mortgage Servicing, 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 2nd day of

July, 2024

NewRez LLC d/b/a Shellpoint Mortgage Servicing

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

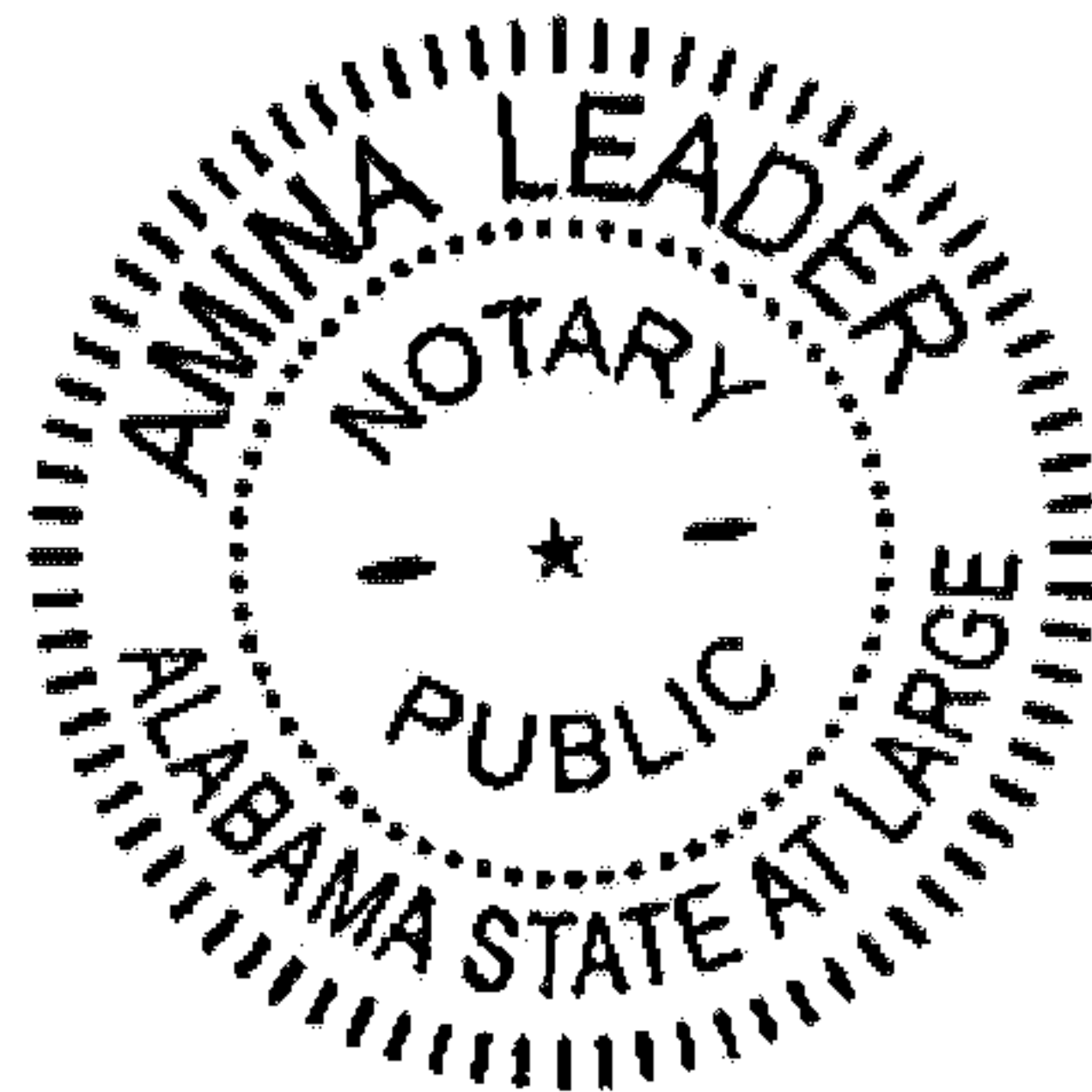
By: Enslin Crowe
Enslin Crowe, Esq.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Enslin Crowe, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for NewRez LLC d/b/a Shellpoint Mortgage Servicing, 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 2nd day of July, 2024

Amina Leader
Notary Public
My Commission Expires: 02/16/2027



This instrument prepared by:
Enslin Crowe, Esq.
TIFFANY & BOSCO, P.A.
2501 20th Place South
Suite 300
Homewood, Alabama 35223
TB File No.: 24-01619-SM-AL

Real Estate Sales Validation Form

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

Grantor's Name Adam B Roper
Melissa I Roper
NewRez LLC d/b/a Shellpoint
Mortgage Servicing

Grantee's Name Nelson Properties LLC

Mailing Address c/o Shellpoint Mortgage
Servicing

75 Beattie Place
Greenville, SC 29601

Mailing Address 90 Heather Ridge Drive
Pelham, AL 35124

Property Address 1557 Napoleon Dr, Alabaster,
AL 35007

Date of Sale June 25, 2024

Total Purchase Price \$36,191.60
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 Foreclosure Bid Price
- 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.

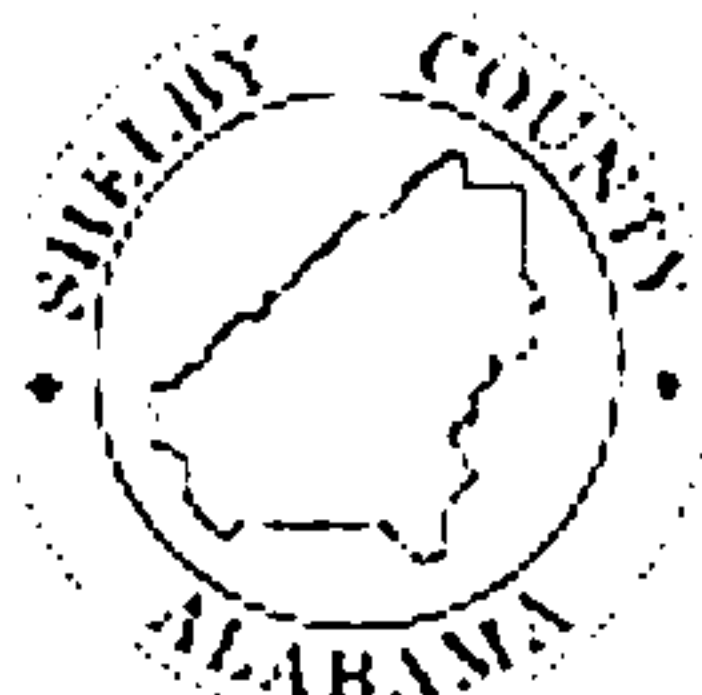
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7/1/2024

Print P. Andrew Benfield

Unattested _____
(verified by)

Sign [Signature]
(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/03/2024 12:48:56 PM
\$71.50 PAYGE
20240703000202410

Ally S. Boyd