SEND TAX NOTICE TO: Crown Properties of AL, LLC 1114 Legacy Drive Birmingham, AL 35242

20160223000055600 1/4 \$130 50 Shelby Cnty Judge of Probate, AL

02/23/2016 10:47:16 AM FILED/CERT

Shelby County, AL 02/23/2016 State of Alabama Deed Tax: \$107.50

STATE OF ALABAMA

SHELBY COUNTY

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 7th day of June, 2013, Matthew S. Howard, a single man, executed that certain mortgage on real property hereinafter described to PNC Mortgage, a division of PNC Bank, National Association, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20130618000250060, and

WHEREAS, in and by said mortgage, the Mortgagee 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 Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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 PNC Bank, National Association 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 December 9, 2015, December 16, 2015, and December 23,







WHEREAS, on February 3, 2016, 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 PNC Bank, National Association 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, Red Mountain Title, LLC was the auctioneer which conducted said foreclosure sale and was the entity conducting the sale for the said PNC Bank, National Association; and

WHEREAS, Crown Properties of AL, LLC was the highest bidder and best bidder in the amount of One Hundred Seven Thousand One Hundred And 00/100 Dollars (\$107,100.00) on the indebtedness secured by said mortgage, the said PNC Bank, National Association, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Mortgagee, does hereby remise, release, quit claim and convey unto Crown Properties of AL, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 30, according to the Map and Survey of Dearing Downs, 12th Addition-2nd Phase, as recorded in Map Book 16, Page 17, in the Probate Office of Shelby County, Alabama.

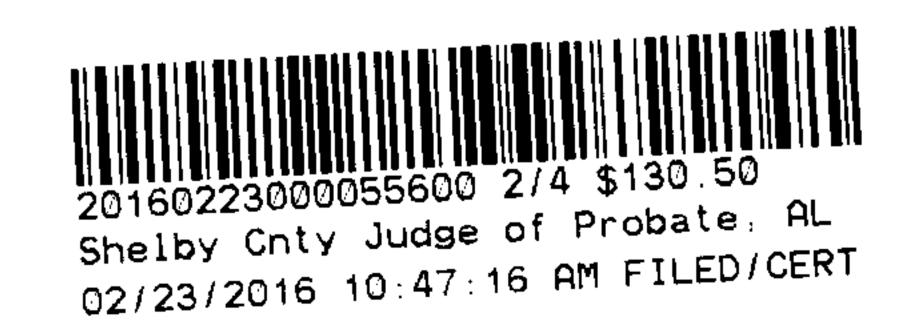
The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, 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 Crown Properties of AL, 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









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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, PNC Bank, National Association, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Mortgagee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this

<u>17</u> day of <u>february</u>, 2016.

PNC Bank, National Association

By: Red Mountain Title, LLC

Its: Auctioneer

Lee Nash, Auchonee

STATE OF ALABAMA

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee Nash, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for PNC Bank, National 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, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Mortgagee.

2016.

Notary Public

My Commission Expires:

This instrument prepared by: Rebecca Redmond

SIROTE & PERMUTT, P.C.

P. O. Box 55727

Birmingham, Alabama 35255-5727

20160223000055600 3/4 \$130.50

day of

Shelby Cnty Judge of Probate: AL 02/23/2016 10:47:16 AM FILED/CERT







Real Estate Sales Validation Form

This t	Document mus	t þ g filed /n accor	dance with (Code of Alabama 19	75, Section 40-22	2-1
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Shelby Cnty Judge of F 02/23/2016 10:47:16 AM	D		Assesso	or's Market Value	\$	•··· -
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Bill of Sale		-	Appr	aisal		
Sales Contract Closing Staten			Other	Deca		
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above, the filing of	unis iom is ne	ot required.				
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Grantor's name and to property and the	•	•	ne name of	the person or pe	ersons conveyin	g interest
Grantee's name an to property is being	•	tress - provide t	he name o	f the person or pe	ersons to whom	interest
Property address -	the physical a	address of the p	roperty be	ing conveyed, if a	vailable.	
Date of Sale - the c	late on which	interest to the	oroperty wa	as conveyed.	•	
Total purchase price being conveyed by		•	•	se of the property	, both real and	personal,
Actual value - if the	property is n	ot being sold, th	ne true valu	e of the property	, both real and	personal, being
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pursuant to Code o	T Alabama 19	975 § 40-22-1 (r	1).			
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Unattested			Sign	7/2		· · ·
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						Form RT-1