

PREPARED BY:

Matthew W. Penhale, Esq.
McCalla Raymer Leibert Pierce, LLC
Two North Twentieth
2-20th Street North, Suite 1000
Birmingham, AL 35203

20230404000093640
04/04/2023 11:42:42 AM
FCDEEDS 1/3

STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20111209000373120

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, November 15, 2011, **Jeffrey W Stevens, A Married Man and Shelly Stevens, His Wife, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Shore Mortgage, its successors and assigns**, which said mortgage is recorded in Instrument No. 20111209000373120, in the Office of the Judge of Probate of Shelby County, Alabama.; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **PNC Bank, National Association**, as transferee, said transfer is recorded in Instrument 20190617000211760, aforesaid records, and PNC Bank, National Association, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said PNC Bank, National Association did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 02/04/2023, 02/11/2023, 02/18/2023; and said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto; and

WHEREAS, on March 14, 2023, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted and PNC Bank, National Association did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Hari Munikar in the amount of **FIVE HUNDRED EIGHTY-FIVE THOUSAND DOLLARS AND NO CENTS (\$585,000.00)** which sum the said PNC Bank, National Association offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Hari Munikar; and

NOW, THEREFORE, in consideration of the premises and the credit of FIVE HUNDRED EIGHTY-FIVE THOUSAND DOLLARS AND NO CENTS (\$585,000.00), cash, on the indebtedness secured by said mortgage, PNC Bank, National Association, by and through McCalla Raymer Leibert Pierce, LLC as attorney for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Hari Munikar, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 3, ACCORDING TO THE SURVEY OF GREYSTONE, 5TH SECTOR, PHASE II, AS
RECORDED IN MAP BOOK 17, PAGE 118, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.


TO HAVE AND TO HOLD the above described property unto Hari Munikar, its successors and assigns forever subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, PNC Bank, National Association have caused this instrument to be executed by and through McCalla Raymer Leibert Pierce, LLC, as attorney for the Mortgagee, or Transferee of Mortgagee, and McCalla Raymer Leibert Pierce, LLC, as said attorney, has hereto set its hand and seal on the 4th day of April, 2023.

PNC Bank, National Association

By: McCalla Raymer Leibert Pierce, LLC

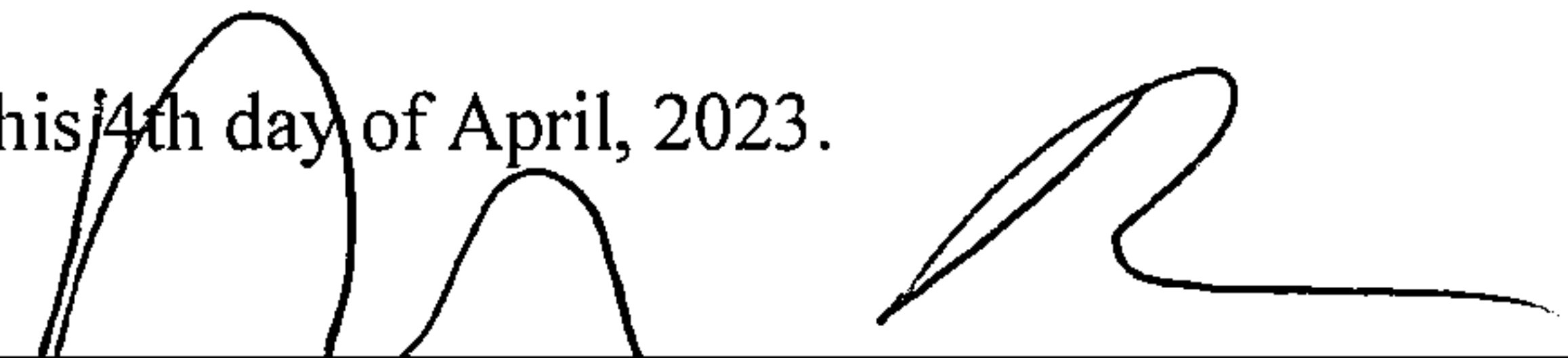
Its: Attorney at Law

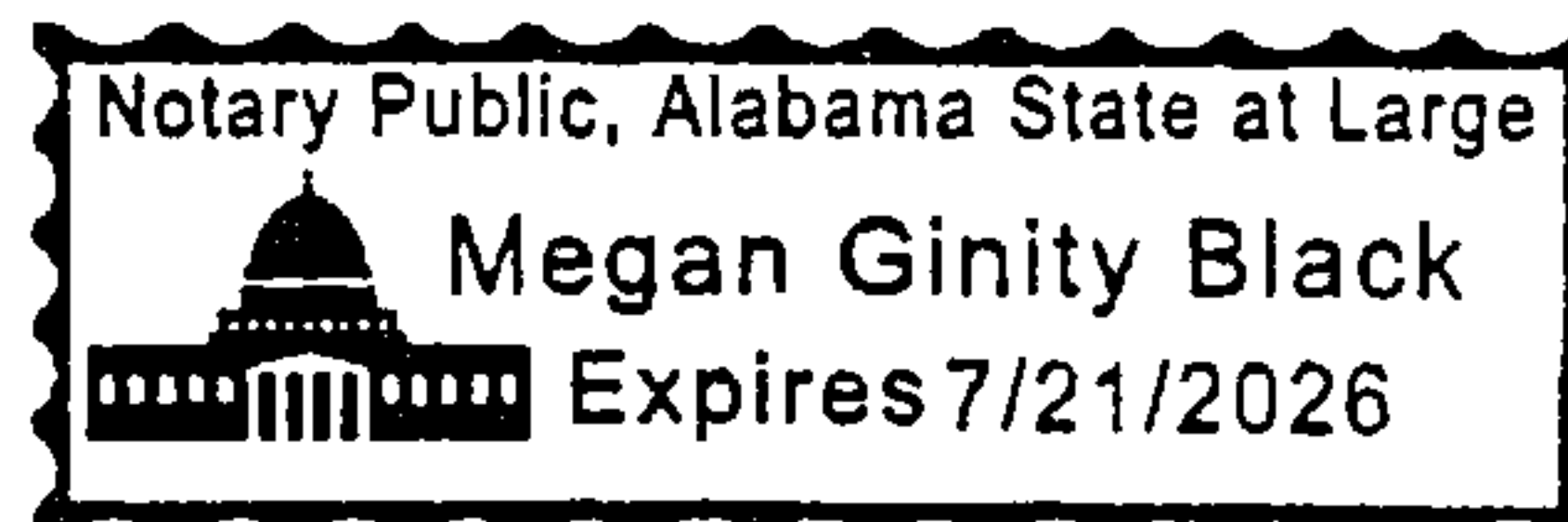
By: 
Matthew W. Penhale, Esq.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Matthew W. Penhale, Esq., whose name as attorney of McCalla Raymer Leibert Pierce, LLC, acting in its capacity as attorney at law for PNC Bank, National Association, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as such attorney and with full authority executed this instrument voluntarily on the day that bears the same date.

Given under my hand and official seal this 4th day of April, 2023.


NOTARY PUBLIC
My Commission Expires:



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

Grantor's Name	Jeffrey W Stevens and Shelly Stevens	Grantee's Name	Hari Munikar
Mailing Address	513 Castlebridge Ln Birmingham, AL 35242	Mailing Address	1510 Deer Valley Dr Hoover, AL 35226
Property Address	513 Castlebridge Ln Birmingham, AL 35242	Date of Sale	March 14, 2023
		Total Purchase price	\$585,000.00
		or	
		Actual Value	
		or	
		Assessed 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 FC Sale
<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.

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.

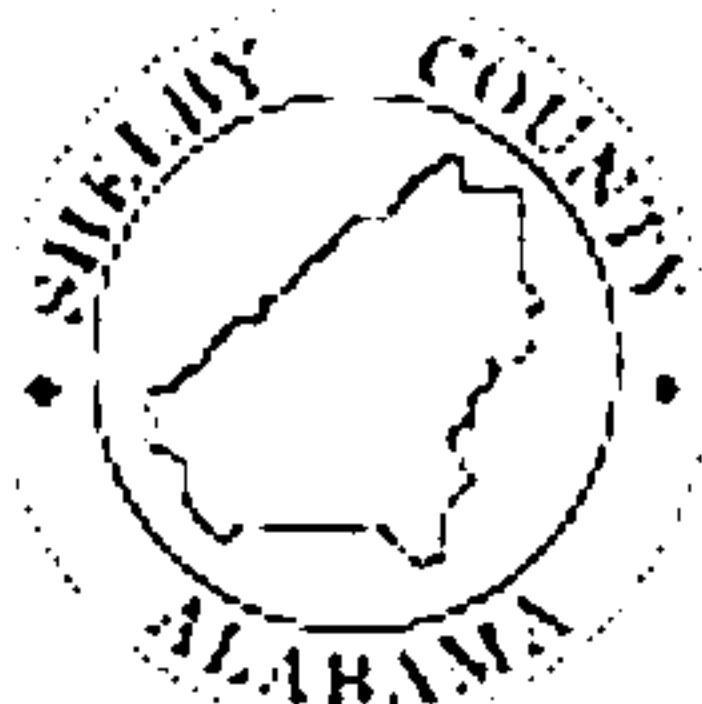
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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	4-4-23	Print	<u>Matt R. R. R.</u>
<input checked="" type="checkbox"/> Unattested		Sign	<u>[Signature]</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

File No.: 9222619



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/04/2023 11:42:42 AM
 \$617.00 BRITTANI
 20230404000093640

Allen S. Bayl