

20130408000145650 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
04/08/2013 03:10:26 PM FILED/CERT

SEND TAX NOTICE TO:
PNC Bank, National Association
ATTN: Tax Department
Locator: B6-YM13-01-7
3232 Newmark Drive
Miamisburg, OH 45342

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 22nd day of June 2006, Richard S Vandiver and Deborah P Vandiver, husband and wife, executed that certain mortgage on real property hereinafter described to First American Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #20060719000349100; and

WHEREAS, in and by said mortgage, PNC Bank, National Association, successor by merger to RBC Bank (USA), successor by merger to First American Bank, ("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, successor by merger to RBC Bank (USA), successor by merger to First American Bank, 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 February 13, 2013, February 20, 2013, and February 27, 2013; and

WHEREAS, on March 8, 2013, 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 and properly conducted, and PNC Bank, National Association, successor by merger to RBC Bank (USA), successor by merger to First American Bank, 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, John Rollins was the auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said PNC Bank, National Association, successor by merger to RBC Bank (USA), successor by merger to First American Bank; and

WHEREAS, PNC Bank, National Association, successor by merger to RBC Bank (USA), successor by merger to First American Bank, was the highest bidder and best bidder in the amount of Forty Seven Thousand Four Hundred Thirty Six and 85/100 Dollars (\$47,436.85) as credit on the indebtedness secured by said mortgage, the said PNC Bank, National Association, successor by merger to RBC Bank (USA), successor by merger to First American Bank, by and through John Rollins as auctioneer conducting said sale for said Mortgagee, does

hereby grant, bargain, sell, and convey unto PNC Bank, National Association, successor by merger to RBC Bank (USA), successor by merger to First American Bank, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 53, according to the survey of south lake cove residential subdivision as recorded in map book 12, page 98, in the probate office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto PNC Bank, National Association, successor by merger to RBC Bank (USA), successor by merger to First American Bank, 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, PNC Bank, National Association, successor by merger to RBC Bank (USA), successor by merger to First American Bank, has caused this instrument to be executed by and through John Rollins, as auctioneer conducting said sale for said Mortgagee, and said John Rollins, as said auctioneer, has hereto set his hand and seal on this 18th day of March, 2013.

PNC Bank, National Association, successor
by merger to RBC Bank (USA), successor
by merger to First American Bank

By: John Rollins, Auctioneer
Its: Auctioneer

By: John Rollins, Auctioneer

STATE OF ALABAMA)

COUNTY OF Jefferson)


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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Rollins, whose name as auctioneer for PNC Bank, National Association, successor by merger to RBC Bank (USA), successor by merger to First American Bank, 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 on the day the same bears date for and as the act of said Mortgagee.

Given under my hand this 18th day of March, 2013.

William Simpson
Notary Public
My Commission Expires: 8/30/2016

This Instrument prepared by:
Frank C. Bozeman, III
Quintairos, Prieto, Wood, and Boyer, P.A.
114 E. Gregory Street
Pensacola, FL 32502


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Real Estate Sales Validation Form

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

Grantor's Name Richard S & Deborah P Vandiver
Mailing Address 1056 Southlake Cove
Birmingham, AL 35244

Grantee's Name PNC Bank, National Association
Mailing Address ATTN: Tax Department
3232 Newark Drive
Miamisburg, OH 45342

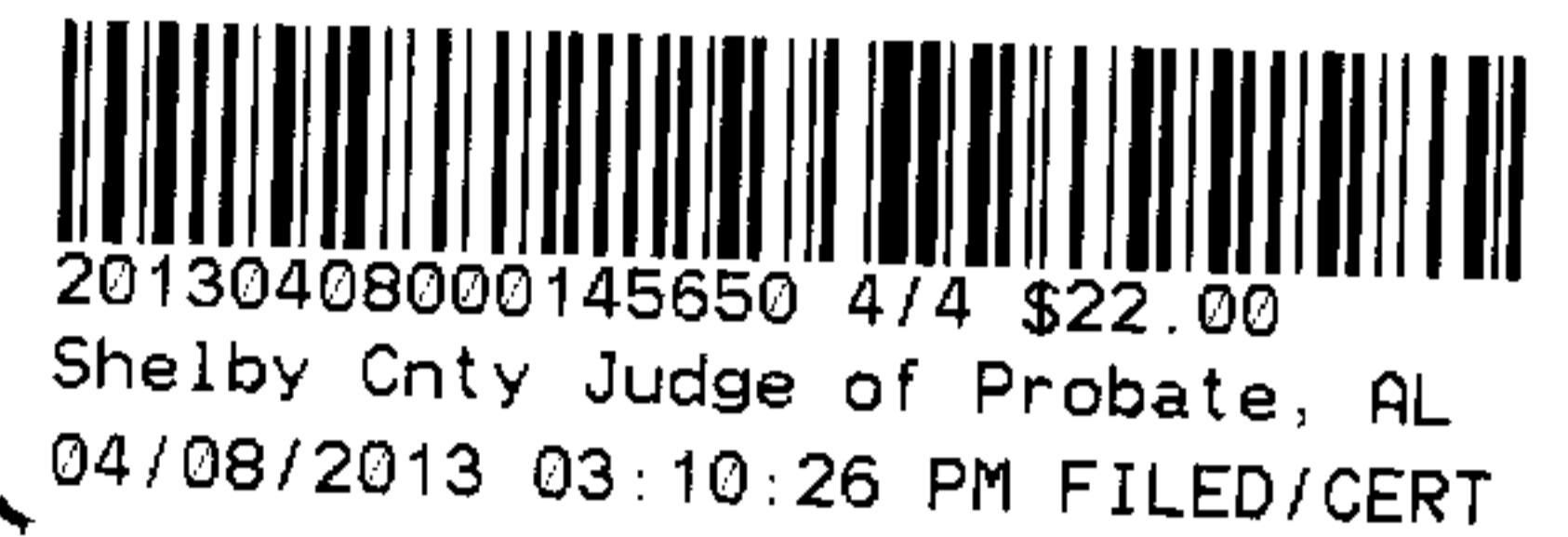
Property Address 1056 Southlake Cove
Birmingham, AL 35244

Date of Sale March 8, 2013

Total Purchase Price \$ 47,436.85

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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Foreclosure Deed |
| <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 3/21/2013

Print Frank C. Bozeman, III

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1