

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF Shelby

KNOW ALL PERSONS BY THESE PRESENTS: That ROBIN M. INZINNA, an unmarried person, did, on to-wit, July 19th, 1999, execute a mortgage to SOUTHTRUST BANK NATIONAL ASSOCIATION, which mortgage is recorded in Inst. #2000-02258; said mortgage being modified by instrument dated May 7, 2002 and recorded in Instrument No. 20020708000313640; said mortgage being lastly assigned to POSER INVESTMENTS, INC. RETIREMENT TRUST by instrument recorded in Instrument No. 20120601000194660 in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said POSER INVESTMENTS, INC. RETIREMENT TRUST did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in Shelby County Reporter, in its issues of May 8, 2013, May 15, 2013, May 22, 2013 and June 5, 2013; and

WHEREAS, on June 18, 2013, 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 sale was duly and properly conducted, and POSER INVESTMENTS, INC. RETIREMENT TRUST did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said POSER INVESTMENTS, INC. RETIREMENT TRUST, in the amount of FIFTEEN THOUSAND and 00/100ths (\$15,000.00) DOLLARS, which sum the said POSER INVESTMENTS, INC. RETIREMENT TRUST offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said POSER INVESTMENTS, INC. RETIREMENT TRUST; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of FIFTEEN THOUSAND and 00/100ths (\$15,000.00) DOLLARS, on the indebtedness secured by said mortgage, the said ROBIN M. INZINNA, acting by and through the said POSER INVESTMENTS, INC. RETIREMENT TRUST, by Melvin Cowan, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said POSER INVESTMENTS, INC. RETIREMENT TRUST, by Melvin Cowan, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Melvin Cowan, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto POSER INVESTMENTS, INC. RETIREMENT TRUST the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to the survey of Meadow Brook Townhomes, Phase II, 2nd Sector as recorded in Map Book 22, Page 4 A & B, in the Probate Office of Shelby County, Alabama.

Subject to that certain mortgage dated May 7, 1998 and recorded in Instrument No. 1998-17666 in said Probate Court records.

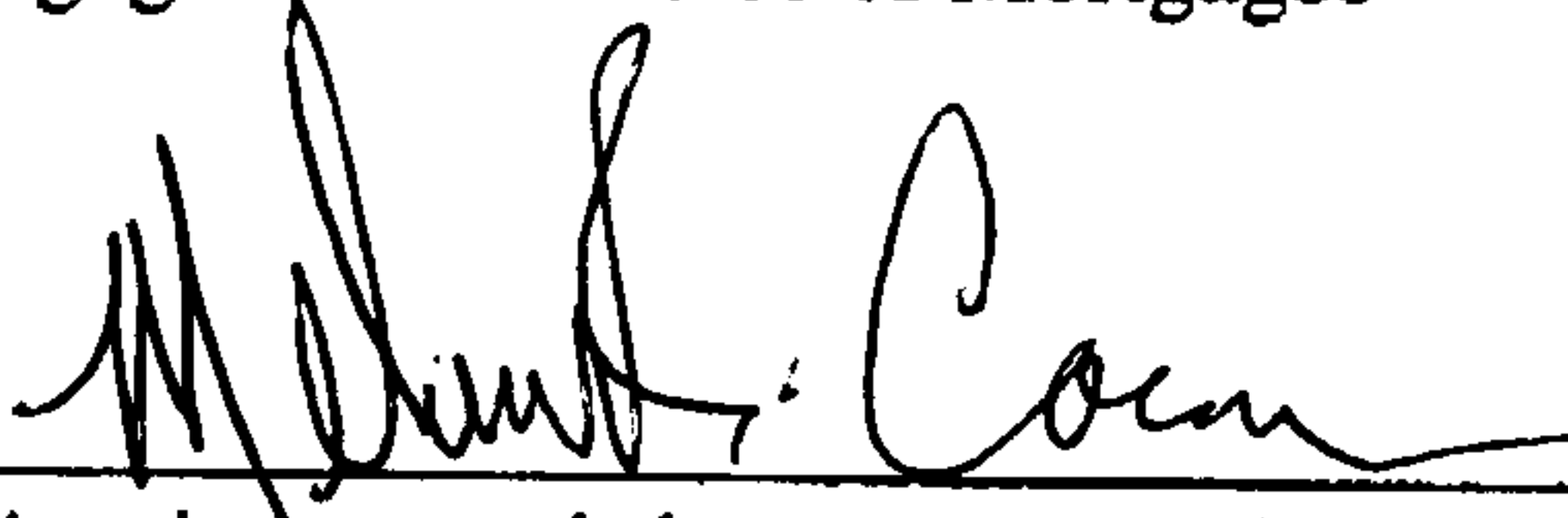
TO HAVE AND TO HOLD THE above-described property unto the said POSER INVESTMENTS, INC. RETIREMENT TRUST forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said POSER INVESTMENTS, INC. RETIREMENT TRUST has caused this instrument to be executed by Melvin Cowan, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Melvin Cowan has executed this instrument in his/her capacity as such auctioneer on this the 18th day of June, 2013.

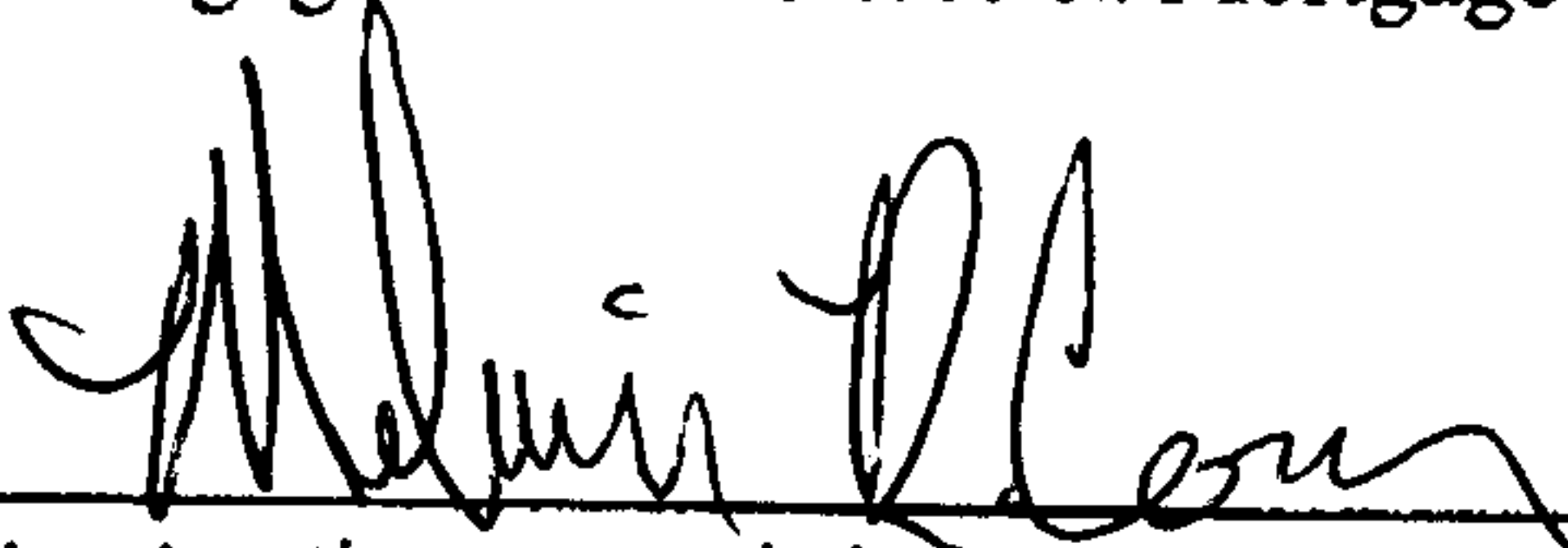
ROBIN M. INZINNA
Mortgagors

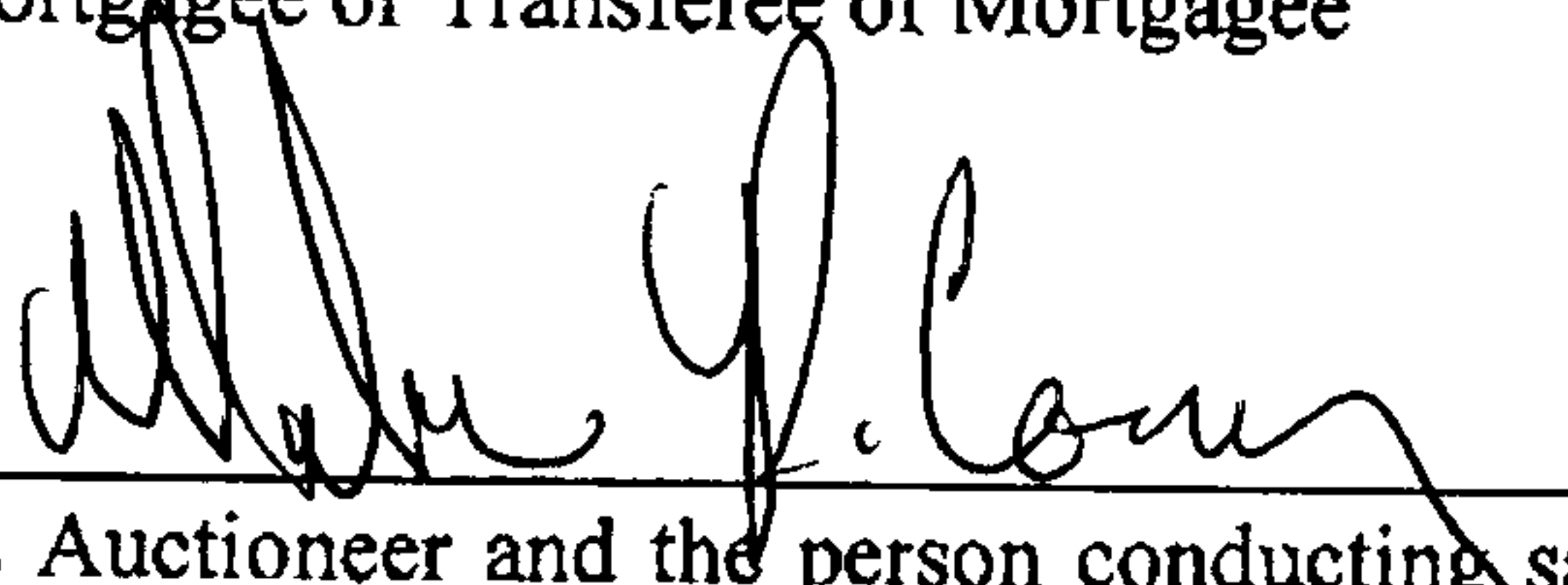
Shelby County, AL 07/01/2013
State of Alabama
Deed Tax: \$15.00

By: POSER INVESTMENTS, INC. RETIREMENT TRUST
Mortgagee or Transferee of Mortgagee

By: 
As Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

POSER INVESTMENTS, INC. RETIREMENT TRUST
Mortgagee or Transferee of Mortgagee

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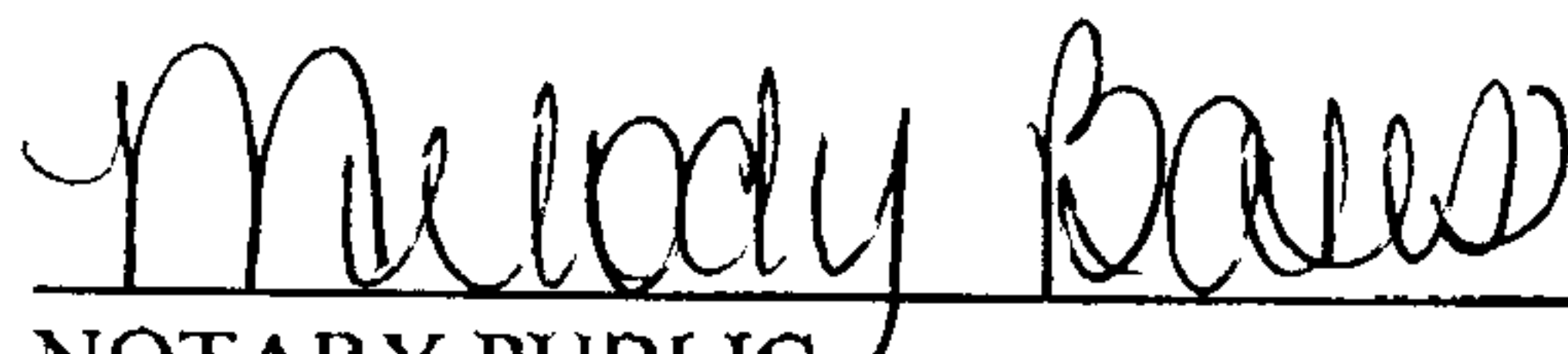

As Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA

COUNTY OF Cullman


I, the undersigned, a Notary Public in and for said State and County, hereby certify that Melvin Cowan, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority, executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of June, 2013.


NOTARY PUBLIC
MY COMMISSION EXPIRES 7/29/13

This instrument prepared by:
Goodman G. Ledyard
PIERCE LEDYARD, P.C.
Post Office Box 161389
Mobile, Alabama 36616

Grantee's Address:
PO Box 850
Sierra Madre, CA 91025-0850


20130701000266130 2/3 \$36.00
Shelby Cnty Judge of Probate, AL
07/01/2013 10:13:50 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Robin Inzinna
Mailing Address 210 Meadow Croft Circle
Birmingham, AL 35242

Grantee's Name Poser Investments, Inc. Retirement
Mailing Address Trust
PO Box 850
Sierra Madre, CA 91025

Property Address same as above

Date of Sale 06/18/2013
Total Purchase Price \$ 15,000.00
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
☒ Other Foreclosure sale

If the conveyance document presented for recordation contains all of the required information as indicated above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons 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 6/21/13

Print Marcus Clark

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1

