

SEND TAX NOTICE TO:  
PNC Mortgage, a division of PNC Bank, National  
Association  
3232 Newmark Drive  
Miamisburg, OH 45342

  
20141223000402910 1/4 \$26.00  
Shelby Cnty Judge of Probate, AL  
12/23/2014 11:07:49 AM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 20th day of February, 2013, Jimmy Mccree and Luverta Mccree, husband and wife, 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 20130312000103100, and

WHEREAS, in and by said mortgage, the 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 or any person conducting said sale for the was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the 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 October 29, 2014, November 5, 2014, and November 12, 2014;  
and

WHEREAS, on December 8, 2014, 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, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said PNC Bank, National Association; and

WHEREAS, PNC Bank, National Association was the highest bidder and best bidder in the amount of One Hundred Twenty-Four Thousand One Hundred Seventy-Three And 00/100 Dollars (\$124,173.00) on the indebtedness secured by said mortgage, the said PNC Bank, National Association, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said , does hereby grant, bargain, sell and convey unto PNC Bank, National Association all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 327, according to the Survey of Silver Creek Sector III, Phase I, as recorded in Map Book 33, Page 151, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto PNC Bank, National Association 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.



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IN WITNESS WHEREOF, PNC Bank, National Association, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Mortgagee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 15 day of Dec, 2014.

PNC Bank, National Association

By: AMN Auctioneering, LLC  
Its: Auctioneer

By: [Signature]  
Aaron Nelson, Member

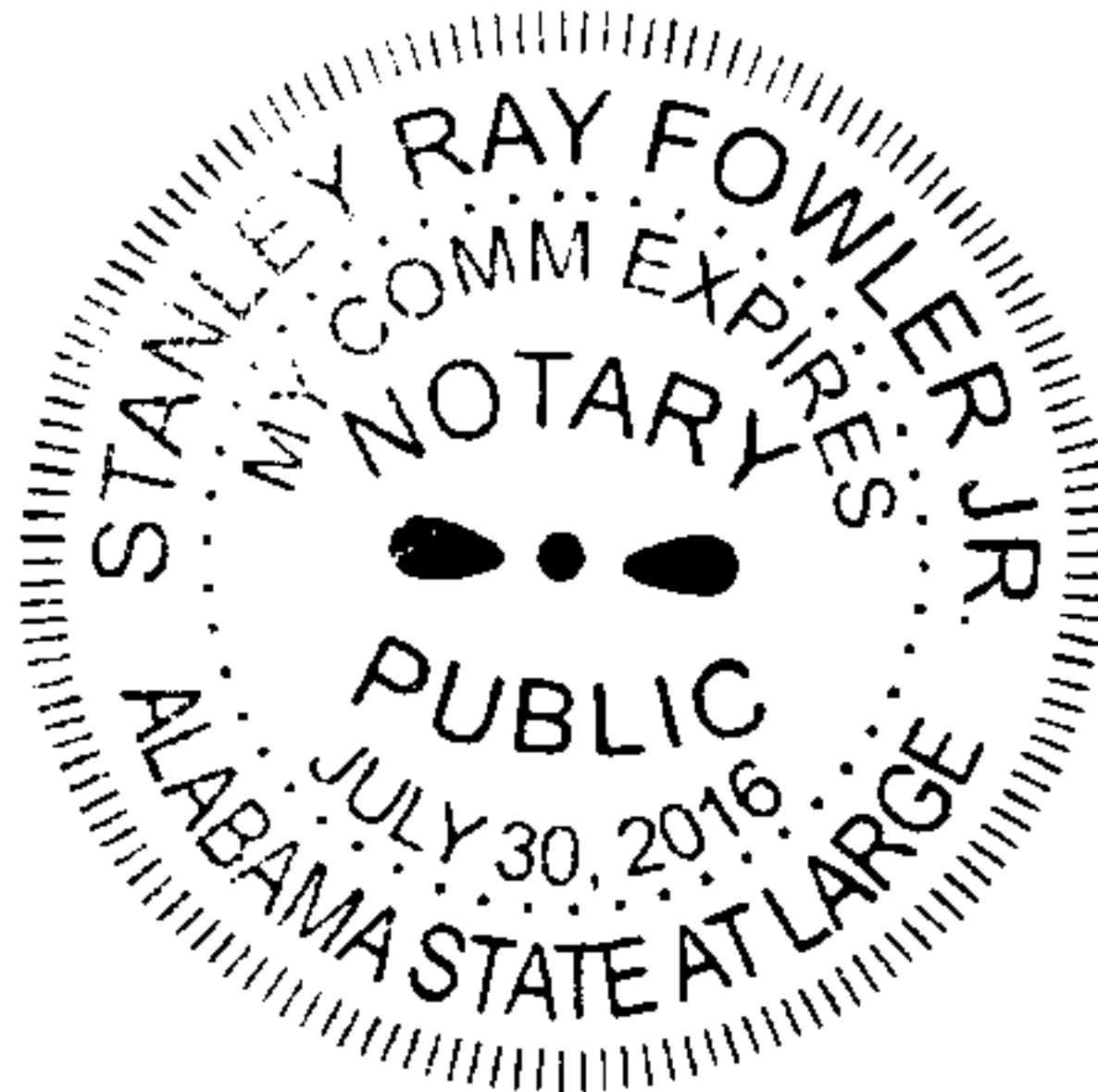
STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC 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 member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer for said Mortgagee.

Given under my hand and official seal on this 15 day of Dec, 2014.

This instrument prepared by:  
Rebecca Redmond  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727



[Signature]  
Notary Public  
My Commission Expires: [Signature]

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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 PNC Bank, National Association  
c/o PNC Mortgage, a division of  
PNC Bank, National Association  
Mailing Address 3232 Newmark Drive  
Miamisburg, OH 45342  
\_\_\_\_\_  
Property Address 820 Barkley Dr  
Alabaster, AL 35007  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name PNC Bank, National Association  
c/o PNC Mortgage, a division of  
PNC Bank, National Association  
Mailing Address 3232 Newmark Drive  
Miamisburg, OH 45342  
\_\_\_\_\_  
Date of Sale 12/08/2014

Total Purchase Price \$124,173.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

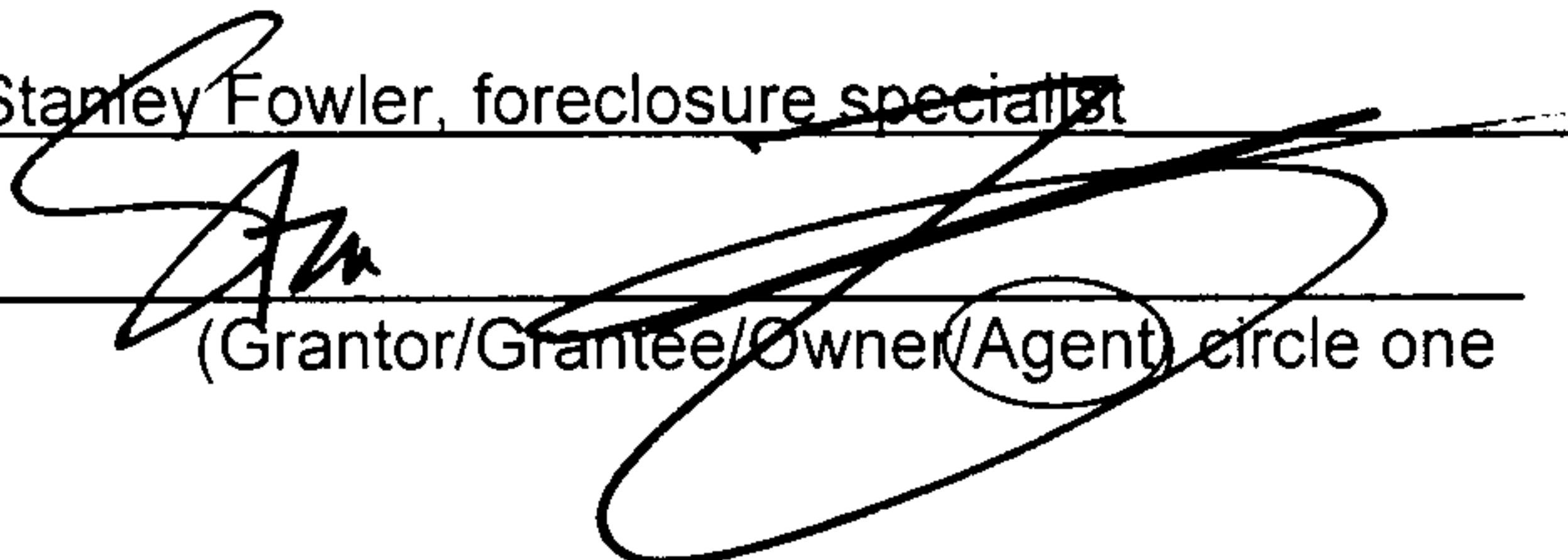
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)  
(Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ 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 \_\_\_\_\_  
☐ Unattested \_\_\_\_\_  
(verified by)

Print Stanley Fowler, foreclosure specialist  
Sign   
(Grantor/Grantee/Owner/Agent) circle one



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