


PREPARED BY:

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STATE OF ALABAMA
COUNTY OF SHELBY


20150202000035360 1/3 \$123.50
Shelby Cnty Judge of Probate, AL
02/02/2015 04:10:32 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

THIS INDENTURE, effective as of the 27th day of October, 2014, between PNC Bank, National Association, as Grantor, and Crown Properties of NWF, LLC, as Grantee.

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, March 25, 2011, **Debra K. Lyda unmarried, Mortgagor**, did execute a certain mortgage to **PNC Mortgage, a division of PNC Bank, National Association**, which said mortgage is recorded in Instrument No. Inst. # 20110427000127630, in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said PNC Bank, National Association as transferee, 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 10/1/2014, 10/8/2014, 10/15/2014; and

WHEREAS, on October 23, 2014, the day on which the foreclosure sale was due to be held under the terms of said notice at 3:15 o'clock am/pm, between the legal hours of sale, said foreclosure was duly and properly conducted and PNC Bank, National Association did offer for sale and sell a public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of Birmingham, 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 Crown Properties of NWF, LLC in the amount of **ONE HUNDRED TWO THOUSAND ONE HUNDRED EIGHTY-EIGHT DOLLARS AND NO CENTS (\$102,188.00)** which sum the said Crown Properties of NWF, LLC offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Crown Properties of NWF, LLC; and

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

NOW, THEREFORE, in consideration of the premises and the credit of ONE HUNDRED TWO THOUSAND ONE HUNDRED EIGHTY-EIGHT DOLLARS AND NO CENTS (\$102,188.00), cash, on the indebtedness secured by said mortgage, the said Debra K. Lyda unmarried, Mortgagor, acting by and through the said PNC Bank, National Association, as transferee, by Reed Hudson as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Crown Properties of NWF, LLC, and its successors and assigns, as transferee, the following described real property, situated in Shelby County, Alabama, to-wit:

All that certain parcel of land situated in the City of Birmingham, County of Shelby, State of Alabama, being known and designated as Lot 7 Block 10 according to the survey of Broken Bow South as recorded in Map Book 11 Page 82 in the Probate Office of Shelby County Alabama.

Being the same property as conveyed from Covents Builders Inc. to Debra K. Lyda, unmarried, as described in Instrument #199614015, dated 03/29/1996, recorded 04/04/1996 in Shelby County Records.

Tax/Parcel ID: 10-1-12-0-009-011.000

TO HAVE AND TO HOLD the above described property unto Crown Properties of NWF, LLC , 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, Debra K. Lyda unmarried, Mortgagor(s) by the said PNC Bank, National Association have caused this instrument to be executed by Reed Hudson as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Reed Hudson has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 23rd day of October, 2014.

Debra K. Lyda , Mortgagor(s)

PNC Bank, National Association, Mortgagee or Transferee of Mortgagee

By: Reed Hudson
Reed Hudson as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Reed Hudson whose name as Auctioneer and the person conducting said sale for 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, in his 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 that bears the same date.

Given under my hand and official seal this 23rd day of October, 2014.

Melody Bass
NOTARY PUBLIC
My Commission Expires: 7/29/15

Grantee Name / Send tax notice to:
ATTN:
PNC MORTGAGE
3232 Newmark Drive
Miamisburg, OH 45342


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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 Mortgage
Mailing Address 3232 Newmark Drive
Miamisburg, OH 45342

Grantee's Name Crown Properties LLC
Mailing Address 5260 Greyford Drive
B'ham, AL 35242

Property Address 5225 Lofly Drive
B'ham, AL 35242

Date of Sale 10-23-14
Total Purchase Price \$ 102,188
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 Deed

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 2-2-15

Print Crown Properties of NwF LLC
Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1