



Shelby Cnty Judge of Probate, AL
04/29/2015 08:24:54 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Jason Tingle, Esq.
244 Inverness Center Dr
Ste 200
Birmingham, AL 35242

SEND TAX NOTICES TO:

Crown Properties of Alabama, LLC
5260 Greystone Way
Birmingham, AL 35242

GRANTOR

Gary Dowling
701 Guardbridge Court
Birmingham, AL 35242

GRANTEE

Crown Properties of Alabama, LLC
5260 Greystone Way
Birmingham, AL 35242

Property Address: 701 Guardbridge Court, Birmingham, AL 35242

Purchase Price: \$537,810.12 ***Mortgagee credit***

Sale Date: April 22, 2015

STATE OF ALABAMA
COUNTY OF SHELBY

))

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on September 12, 2007, Gary Dowling, a married person, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20070920000440760; and subsequently transferred and assigned to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, and said assignment being recorded in Instrument Number, 20110613000173070; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP 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 by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of March 25, 2015, April 1, 2015, April 8, 2015; and

WHEREAS, on April 22, 2015, 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 Erin Veitch did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Erin Veitch was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP ; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Crown Properties of Alabama, LLC, in the amount of \$537,810.12, which sum of money BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP offered to credit on the indebtedness secured by said mortgage, and the said BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP , by and through Erin Veitch, as Auctioneer conducting said sale and as Attorney-in-Fact for BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP , does hereby GRANT, BARGAIN,



20150429000138320 3/5 \$568.00
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SELL AND CONVEY unto the said Crown Properties of Alabama, LLC, the following described property situated in Shelby County, Alabama, to-wit:

Lot 920 according to the survey of Greystone Legacy 9th Sector as recorded in Map Book 32 page 44 A & B in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Crown Properties of Alabama, LLC and its successors and assigns; 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.

IN WITNESS WHEREOF, BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP and Gary Dowling have caused this instrument to be executed by and through Erin Veitch, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Erin Veitch, as Auctioneer conducting said sale on April 22, 2015.

BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP

By: Erin Veitch
Erin Veitch, Attorney-in-Fact

Gary Dowling

By: Erin Veitch
Erin Veitch, The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact

By: Erin Veitch
Erin Veitch, As the Auctioneer and person making said sale

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Erin Veitch, whose name as Attorney-in-Fact for Gary Dowling, and whose name as Attorney-in-Fact and agent for BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP ; and whose name as Auctioneer and person making said sale, 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 said conveyance, he/she, in his/her capacity as such Attorney-in-Fact and agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, on this 27th day of April, 2015.

Dorothy M. Veitch

Notary Public

My Commission Expires: 6-28-18



Dorothy M. Veitch
Notary Public
State of Alabama
Alabama State at Large



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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 GARY DOWLING
Mailing Address c/o JAGUERO & LINDSEY
244 INVERNESS CENTER DR. # 200
B'ham, AL 35242

Grantee's Name Crown Properties of AL LLC
Mailing Address 5260 GREGSTONE WAY
B'ham, AL 35242

Property Address 701 GUARD BRIDGE CT.
B'ham, AL 35242

Date of Sale 4-22-15

Total Purchase Price \$ 537,810.12

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 4-29-15

Print Brian James for Crown Properties of AL LLC

☐ Unattested



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☐ Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1