

DOCUMENT PREPARED BY
AND RETURN TO:
Cynthia Williams
c/o RUBIN LUBLIN, LLC
100 Concourse Parkway, Suite 125
Birmingham, AL 35244


20150609000192840 1/4 \$160.50
Shelby Cnty Judge of Probate, AL
06/09/2015 02:10:20 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, heretofore, on, to-wit: the 11th day of March, 2014, LEAH WYNNE BLACKWOOD, A MARRIED WOMAN executed that certain mortgage on real property hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOMETOWN MORTGAGE SERVICES, INC., which said mortgage was recorded in the Office of the Judge of Probate in Shelby County, Alabama, on March 27, 2014, at Instrument Number 20140327000086500, Shelby County, Alabama Records, said Mortgage having subsequently been transferred and assigned to **PACIFIC UNION FINANCIAL, LLC**, by instrument recorded in Instrument Number 20150325000093100, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee 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 Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in a 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in accordance with the loan terms, and Pacific Union Financial, LLC did declare due 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 05/06/2015, 05/13/2015, 05/20/2015, that the property would be sold on May 27, 2015; and

WHEREAS, on May 27, 2015, the day on which the foreclosure was due to be held under the terms of the said notice, between the legal hours of sale, said foreclosure was duly conducted, and Pacific Union Financial, LLC did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, R Realty, LLC was the highest bidder in the amount of One Hundred Thirty-Four Thousand Four Hundred One and 00/100 dollars (\$134,401.00), on the indebtedness secured by said mortgage; and Pacific Union Financial, LLC, by and through its undersigned counsel, does hereby grant, bargain, sell and convey unto R Realty, LLC, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to wit:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN EAST ALONG THE SOUTH BOUNDARY LINE FOR 337.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST ALONG LAST SAID COURSE FOR A DISTANCE OF 297.82 FEET TO THE WEST RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 39; THENCE TURN AN ANGLE OF 78 DEGREES 12 MINUTES 47 SECONDS TO THE LEFT AND RUN NORTHERLY ALONG SAID ROAD RIGHT OF WAY LINE FOR A DISTANCE OF 147.90 FEET; THENCE TURN AN ANGLE OF 06 DEGREES 21 MINUTES 28 SECONDS LEFT AND RUN NORTHERLY ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 100.37 FEET TO THE CENTERLINE OF AN ASPHALT DRIVEWAY; THENCE TURN AN ANGLE OF 60 DEGREES 25 MINUTES 43 SECONDS LEFT AND RUN ALONG SAID CENTERLINE OF

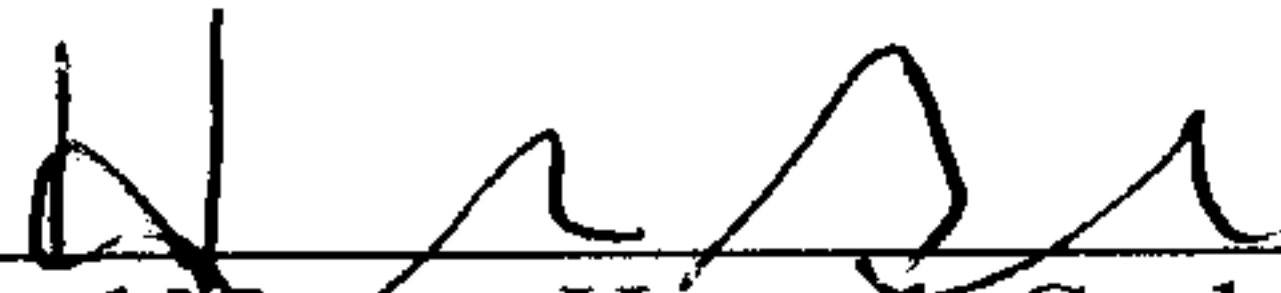
OF 12 DEGREES 13 MINUTES 49 SECONDS LEFT AND RUN ALONG SAID CENTERLINE OF ASPHALT DRIVEWAY FOR A DISTANCE OF 22.43 FEET; THENCE TURN AN ANGLE OF 16 DEGREES 40 MINUTES 30 SECONDS LEFT AND RUN ALONG SAID CENTERLINE OF ASPHALT DRIVEWAY FOR A DISTANCE OF 16.01 FEET; THENCE TURN AN ANGLE OF 31 DEGREES 11 MINUTES 47 SECONDS LEFT AND RUN ALONG SAID CENTERLINE OF ASPHALT DRIVEWAY FOR A DISTANCE OF 41.83 FEET; THENCE TURN AN ANGLE OF 15 DEGREES 10 MINUTES 25 SECONDS LEFT AND RUN ALONG SAID CENTERLINE OF ASPHALT DRIVEWAY FOR A DISTANCE OF 27.55 FEET; THENCE TURN AN ANGLE OF 11 DEGREES 22 MINUTES 27 SECONDS LEFT AND RUN ALONG SAID CENTERLINE OF ASPHALT DRIVEWAY FOR A DISTANCE OF 63.57 FEET; THENCE TURN AN ANGLE OF 15 DEGREES 38 MINUTES 46 SECONDS RIGHT AND RUN ALONG SAID CENTERLINE OF ASPHALT DRIVEWAY FOR A DISTANCE OF 41.43 FEET; THENCE TURN AN ANGLE OF 14 DEGREES 21 MINUTES 15 SECONDS RIGHT AND RUN ALONG SAID CENTERLINE OF ASPHALT DRIVEWAY FOR A DISTANCE OF 61.45 FEET; THENCE TURN AN ANGLE OF 18 DEGREES 32 MINUTES 47 SECONDS RIGHT AND RUN ALONG SAID CENTERLINE OF ASPHALT DRIVEWAY FOR A DISTANCE OF 57.90 FEET; THENCE TURN AN ANGLE OF 14 DEGREES 01 MINUTES 43 SECONDS RIGHT AND RUN ALONG SAID CENTERLINE OF ASPHALT DRIVEWAY FOR A DISTANCE OF 32.81 FEET; THENCE TURN AN ANGLE OF 112 DEGREES 48 MINUTES 13 SECONDS LEFT AND RUN A DISTANCE OF 169.09 FEET TO THE POINT OF BEGINNING.


20150609000192840 2/4 \$160.50
Shelby Cnty Judge of Probate, AL
06/09/2015 02:10:20 PM FILED/CERT

TO HAVE AND TO HOLD the above described property unto R Realty, LLC its successors/heirs and assigns, forever; subject, however, subject to the statutory rights of redemption from said foreclosure sale in favor of those parties or entities 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, zoning ordinances, any outstanding taxes, restrictive covenants, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Pacific Union Financial, LLC, has caused this instrument to be executed by and through its undersigned counsel, as attorney for said Transferee, and said undersigned counsel for said Transferee, has hereto set his/her hand and seal on this the 28th day of May, 2015.

Pacific Union Financial, LLC

By: 
Printed Name: Hannah Groh
Its: Attorney

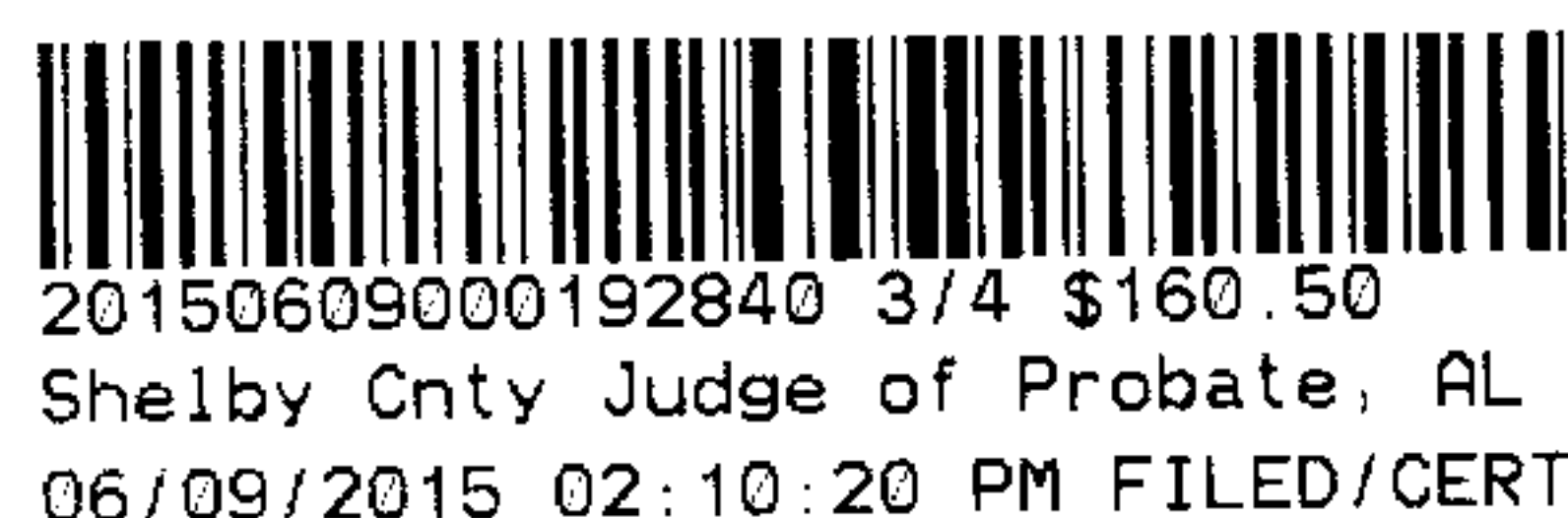
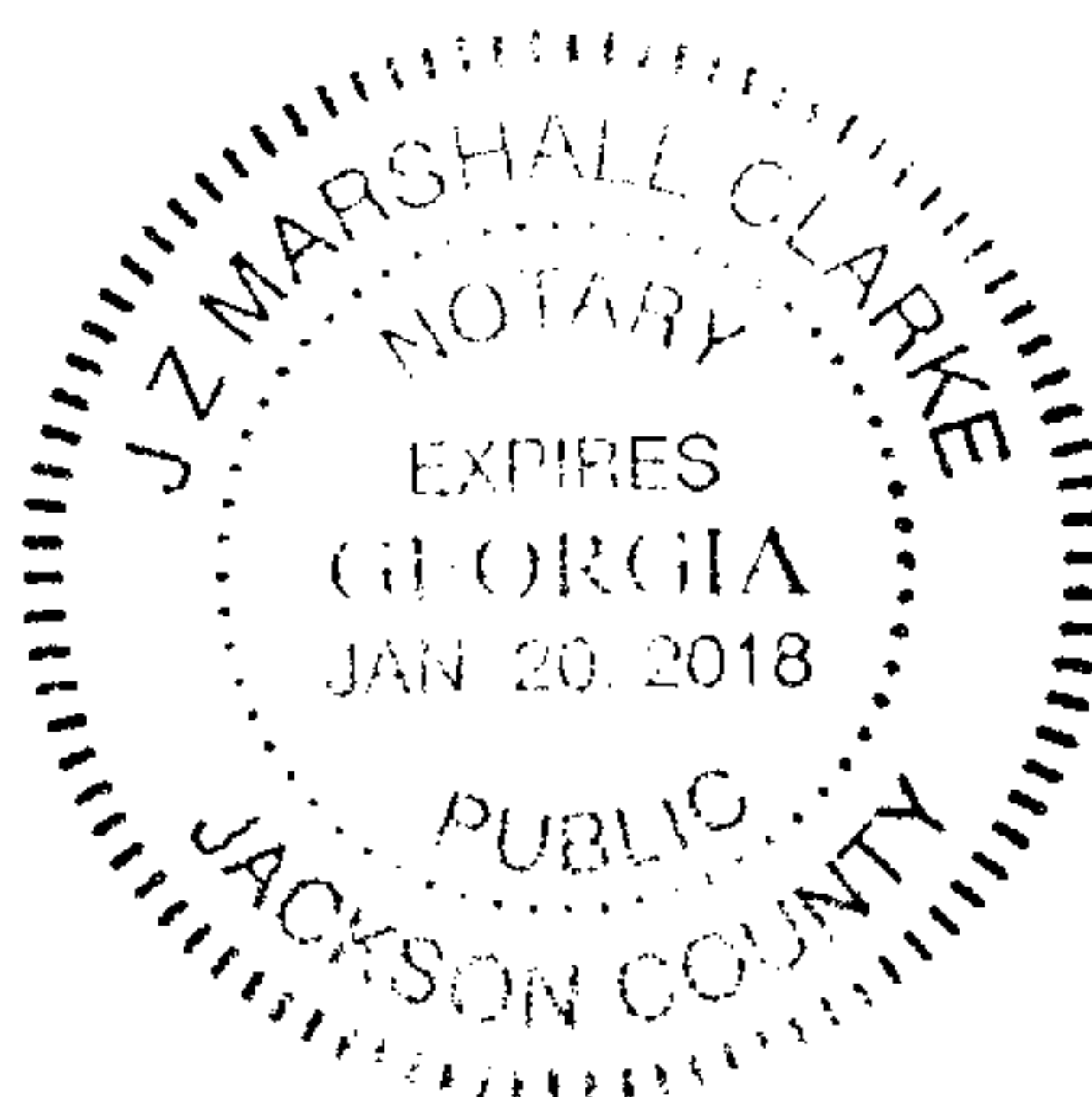
STATE OF GEORGIA
COUNTY OF GWINNETT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hannah Groh, acting in his/her capacity as attorney for Pacific Union Financial, LLC, 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/she, as such attorney and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as attorney for Pacific Union Financial, LLC.

Given under my hand and official seal on this 28th day of May, 2015.


Notary Public
My Commission Expires: 1/20/2018

(Notary Seal)



Real Estate Sales Validation Form

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

Grantor's Name Pacific Union Financial LLC Grantee's Name R R Ralt
Mailing Address _____ Mailing Address 140

Property Address 3050 Curran Rd 39 Date of Sale May 27 - 2015
Chelton AL Total Purchase Price \$ 134,401.00

or
Actual Value \$ 134,401.00
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
☐ 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).

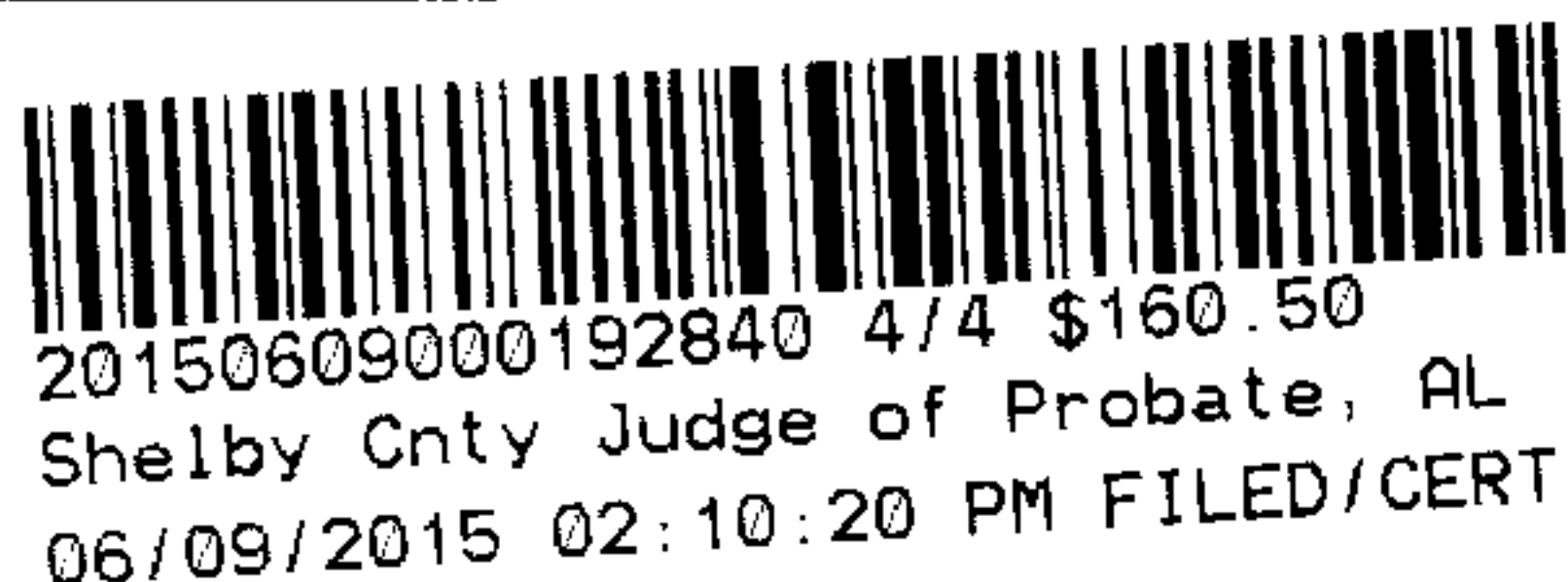
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print Charles Ralt

Sign Ch Ralt

Unattested



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1