

**THIS INSTRUMENT PREPARED BY :**

Karen Maxcy  
RCO Legal, P.C.  
1587 Northeast Expressway  
Atlanta, Georgia 30329

Shelby County, AL 06/15/2015  
State of Alabama  
Deed Tax: \$680.50

**RETURN TO:**

RCO Legal, P.C.  
1587 Northeast Expressway  
Atlanta, Georgia 30329

STATE OF ALABAMA  
COUNTY OF SHELBY



20150615000199470 1/3 \$700.50  
Shelby Cnty Judge of Probate, AL  
06/15/2015 01:27:13 PM FILED/CERT

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on March 9, 2007, **Jack E. Dennis, Jr., a single person, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc. acting solely as nominee for First American Bank, its successors and assigns, party of the second part** which said mortgage is recorded in Instrument No. 20070316000121050, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2007-6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-6**, in Instrument No. 20120823000316570; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2007-6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-6** did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in the **Shelby County Reporter**, a newspaper of general circulation in Shelby County, Alabama, in its issues of 12/10/2014, 12/17/2014, 12/24/2014, 1/21/2015; and

WHEREAS, on March 12, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of **Jeffrey Alan Smith and Tracy L. Smith** in the amount of **SIX HUNDRED EIGHTY THOUSAND ONE DOLLARS AND NO CENTS (\$680,001.00)**; and said property was thereupon sold to **Jeffrey Alan Smith and Tracy L. Smith**; and

WHEREAS, **Reed Hudson** conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the **Party of the Second Part**; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and **SIX HUNDRED EIGHTY THOUSAND ONE DOLLARS AND NO CENTS (\$680,001.00)**, on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto **Jeffrey Alan Smith and Tracy L. Smith**, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:



Lot 1919, according to the Map of Highland Lakes, 19th Sector, an Eddleman Community, as recorded in Map Book 30, Page 121, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

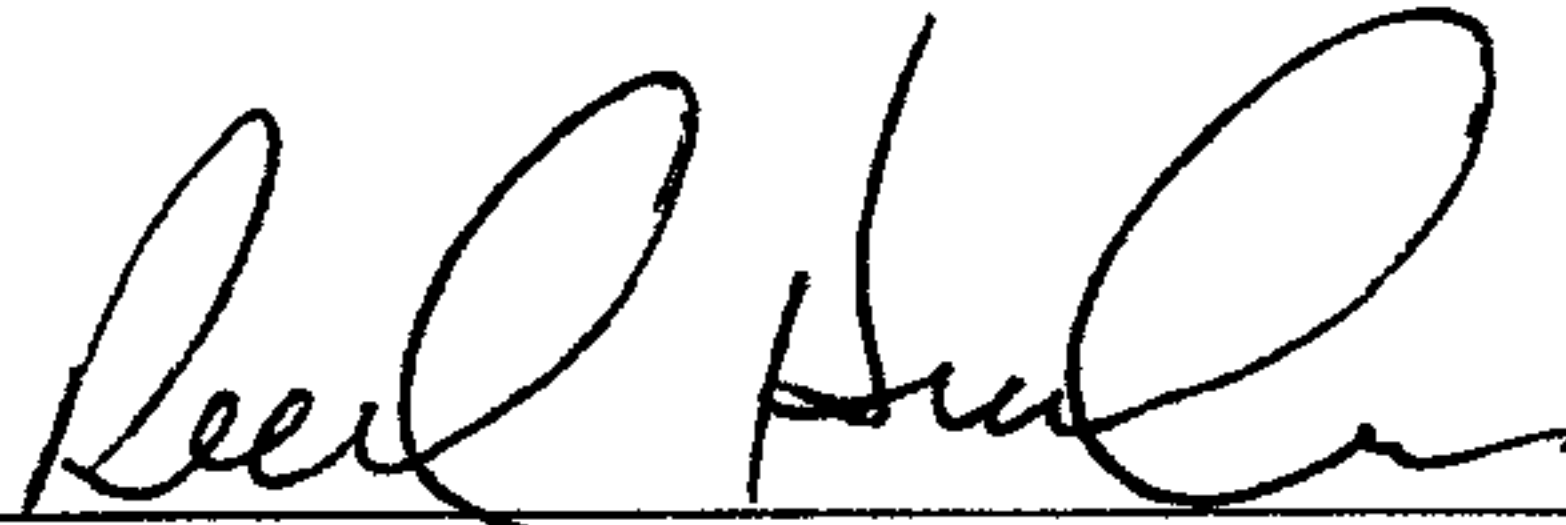
Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. #1996-17543 and further amended in Inst. #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 19th Sector, recorded as Instrument No. 20030103000004930 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration"). Mineral and Mining rights excepted.

SOURCE OF TITLE: Instrument No. 20070316000121040

TO HAVE AND TO HOLD the above described property unto Jeffrey Alan Smith and Tracy L. Smith, 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 ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Jack E. Dennis, Jr., a single person and THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2007-6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-6 have set their hands and seals by their said attorney-in-fact and auctioneer at said sale.

BY:



AS: Auctioneer and Attorney-in-fact


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 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of March, 2015.

  
NOTARY PUBLIC  
My Commission Expires: 7/29/2015

Grantee Name / Send tax notice to:  
ATTN: Jeffrey Alan Smith and Tracy L Smith  
1033 Newbury Lane  
Birmingham AL 35242

  
20150615000199470 2/3 \$700.50  
Shelby Cnty Judge of Probate, AL  
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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 Jack Dennis  
Mailing Address 301 Highland View Drive  
Birmingham, AL 35242

Grantee's Name Jeffrey Alan Smith and Tracy L. Smith  
Mailing Address 1033 Newbury Lane  
Birmingham AL 35242

Property Address 301 Highland View Drive  
Birmingham AL 35242

Date of Sale 03/12/2015  
Total Purchase Price \$ 680,001.00



20150615000199470 3/3 \$700.50  
Shelby Cnty Judge of Probate, AL  
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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)

- |  |  |
|--|--|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal                         |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other Foreclosure Sale |
| <input type="checkbox"/> 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 03-19-2015

Print

Melody Ball

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1