

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF Shelby

20150729000260350 1/3 \$62.50  
Shelby Cnty Judge of Probate, AL  
07/29/2015 03:27:54 PM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS: That THERESA SCHULTES, single woman, did, on to-wit, July 28th, 2011, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Real Estate Mortgage Network, Inc., which mortgage is recorded in Instrument #20110809000233740, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being lastly assigned to BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP now Bank of America, N.A. by instrument recorded in Instrument #20120330000110180 said Probate Court records; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Bank of America, N.A. 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, in accordance with the terms thereof, by publication in Shelby County Reporter, in its issues of April 15, April 22, and April 29, 2015; and

WHEREAS, on May 13th, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Bank of America, N.A. did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, 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 REAL ESTATE INVESTORS, LLC in the amount of THIRTY SIX THOUSAND ONE HUNDRED TWENTY FIVE AND 00/100THS (\$36,125.00) DOLLARS, which sum the said REAL ESTATE INVESTORS, LLC paid in cash and said property was thereupon sold to REAL ESTATE INVESTORS, LLC; and

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

NOW, THEREFORE, in consideration of the premises and of a credit of THIRTY SIX THOUSAND ONE HUNDRED TWENTY FIVE AND 00/100THS (\$36,125.00) DOLLARS, on the indebtedness secured by said mortgage, the said THERESA SCHULTES, acting by and through the said Bank of America, N.A. by Aaron Warner, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Bank of America, N.A. by Aaron Warner as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Aaron Warner as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto REAL ESTATE INVESTORS, LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

ALL THAT PART OF THE SURVEY OF CORSENTINO'S ADDITION TO EAGLE WOOD  
TRACT, 1ST PHASE, AS RECORDED IN MAP BOOK 8, PAGE 17, IN THE  
OFFICE OF SHELBY COUNTY, ALABAMA

The above referenced mortgage indicates that the address of the property described  
above is: 1115 Eagle Dr  
Maylene, AL 35114

TO HAVE AND TO HOLD THE above-described property unto the said REAL ESTATE INVESTORS, LLC forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to any outstanding claims arising out of or relating to non-payment of ad valorem taxes.

IN WITNESS WHEREOF, the said Bank of America, N.A. has caused this instrument to be executed by Aaron Warner as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Aaron Warner has executed this instrument in his/her capacity as such auctioneer on this the 13th day of May, 2015.

THERESA SCHULTES  
Mortgagors

Shelby County, AL 07/29/2015  
State of Alabama  
Deed Tax: \$36.50

By: Bank of America, N.A.  
Mortgagee or Transferee of Mortgagee  
PAGE 1 OF 2

By:

As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Bank of America, N.A.  
Mortgagee or Transferee of Mortgagee

20150729000260350 2/3 \$62.50  
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By:

As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Aaron Warner, whose name as Auctioneer and the person conducting said sale for the 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/she, in his/her 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 the same bears date.

Given under my hand and official seal this the 13th day of May, 2015.

NOTARY PUBLIC  
MY COMMISSION EXPIRES  
MY COMMISSION EXPIRES March 26, 2018

This instrument prepared by:  
Goodman G. Ledyard  
PIERCE LEDYARD, P.C.  
Post Office Box 161389  
Mobile, Alabama 36616

Send Tax notice to:  
Grantee's Address:  
2767 Paden Trail  
Birmingham, AL 35226

The following information is required by § 40-22-1

Grantors' Address: 1115 Eagle Dr, Maylene, AL 35114

Property Address: 1115 Eagle Dr, Maylene, AL 35114

Date of Sale: 13<sup>th</sup> day of May, 2015

Consideration: \$36,125.00



# Real Estate Sales Validation Form

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

Grantor's Name Bank of America  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Real Estate Investments  
Mailing Address 2767 Padentown  
Birmingham AL 35116

Property Address 1115 Eagle Dr  
Mayfield AL 35117  
\_\_\_\_\_

Date of Sale May 13, 2015  
Total Purchase Price \$ 369,125.00  
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  
☐ 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.

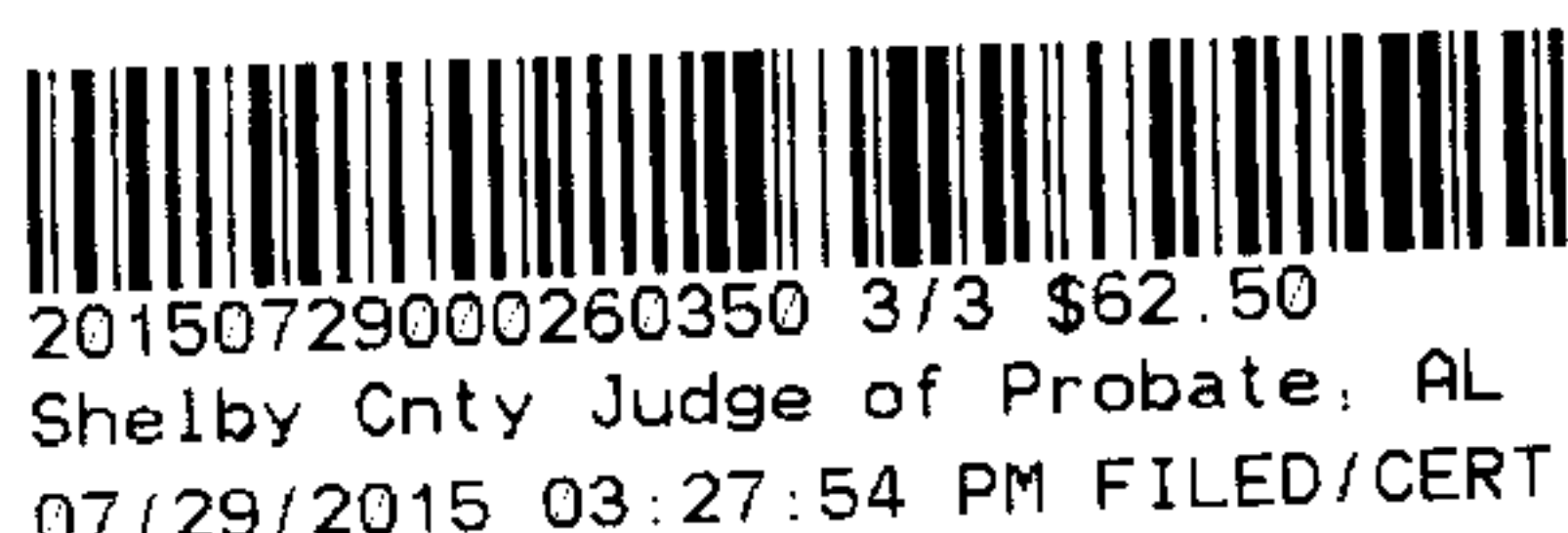
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 7/29/15

Print Stephanie Betha

☐ Unattested



Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1