

STATE OF ALABAMA)

COUNTY OF SHELBY)

### FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on February 11, 2009, to-wit: Ronald W. Johnson and Wanda D. Johnson, husband and wife, executed a mortgage to Mortgage Electronic Registration Systems, Inc., solely as nominee for Primary Capital Advisors, LC, its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on March 18, 2009, in Instrument No. 20090318000100910, in the Office of the Judge of Probate, Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which mortgage and the indebtedness secured thereby was subsequently assigned to U.S. Bank National Association, by assignment recorded July 28, 2014 in Instrument No. 20140728000231480, of said Probate Court records; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee shall have the authority to sell said property before the Courthouse door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and said Mortgagee thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on August 12, 2015, August 19, 2015, and August 26, 2015, that the hereinafter described property would be sold at the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on September 9, 2015, and


WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale **Randy and Kristina Visser, husband and wife**, became the purchaser of the hereinafter described property at and for the sum of \$315,000.00, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, Real Estate Assistance, LLC, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by U.S. Bank National Association;

NOW THEREFORE, IN consideration of the premises Ronald W. Johnson and Wanda D. Johnson, husband and wife, and U.S. Bank National Association, 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 the said **Randy and Kristina Visser, husband and wife**, the following described real property situated in Shelby County, Alabama, 926 Highland Lakes Lane, Birmingham, AL 35242, but in the event of a discrepancy, the legal description shall control to-wit:

Lot 510, according to the Survey of Highland Lakes, 5th Sector, Phase II, as recorded in Map Book 19, Page 3 A and B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Condition and Restrictions for Highland Lakes, a Residential Subdivision, 5th Sector, Phase II, as recorded as Instrument No. 1994-31018 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

TO HAVE AND TO HOLD unto the said **Randy and Kristina Visser, husband and wife**, their heirs, personal representatives and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said **Randy and Kristina Visser, husband and wife**, under and by virtue of the power and authority contained in the aforesaid mortgage. 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, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

  
20150916000324940 1/3 \$339.00  
Shelby Cnty Judge of Probate, AL  
09/16/2015 12:21:36 PM FILED/CERT

Shelby County, AL 09/16/2015  
State of Alabama  
Deed Tax: \$315.00



IN WITNESS WHEREOF, the said Ronald W. Johnson and Wanda D. Johnson, husband and wife, and U.S. Bank National Association, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

Ronald W. Johnson and Wanda D. Johnson, husband and wife, and  
U.S. Bank National Association

BY: Real Estate Assistance, LLC  
ITS: Auctioneer and Attorney-in-Fact

BY: Danielle Bowling  
Danielle Bowling

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Danielle Bowling, whose name as auctioneer of Real Estate Assistance, LLC, acting in its capacity as auctioneer and attorney-in-fact for Ronald W. Johnson and Wanda D. Johnson, husband and wife, and U.S. Bank National Association, 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.


IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 11<sup>th</sup> day of September, 2015.

Elina Neumann  
Notary Public  
My Commission Expires: 5/29/2017

THIS INSTRUMENT PREPARED BY:  
ROBERT J. WERMUTH/rgm  
Stephens Millirons, P.C.  
P.O. Box 307  
Huntsville, Alabama 35804

**Grantees Address:**  
4436 Galen Cove  
Vestavia Hills, AL 35242

**Grantors Address:**  
926 Highland Lakes Lane  
Birmingham, AL 35242

  
20150916000324940 2/3 \$339.00  
Shelby Cnty Judge of Probate, AL  
09/16/2015 12:21:36 PM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name MERS Co Stephens Millins  
Mailing Address 926 Highland Lakes Lane  
B'ham AL 35242

Grantee's Name Randy Visser  
Mailing Address 4436 Galen Cove  
Vestavia AL 35242

Property Address 926 Highland Lakes Ln  
Birmingham AL 35242

Date of Sale 9-11-15

Total Purchase Price \$ 315,000

or

Actual Value

\$

or

Assessor's Market Value \$



20150916000324940 3/3 \$339.00  
Shelby Cnty Judge of Probate, AL  
09/16/2015 12:21:36 PM FILED/CERT

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 Auction price

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 9-16-15

Print Randy Visser

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one