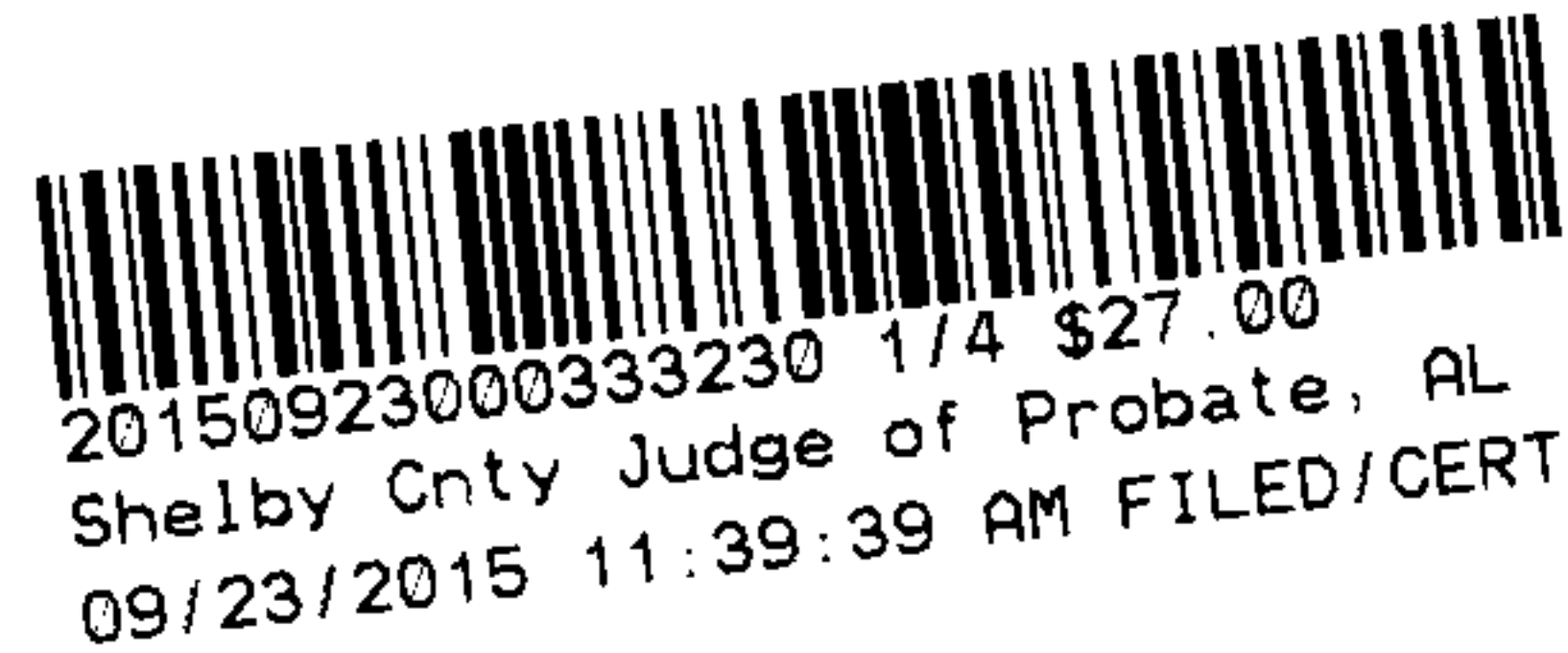


SEND TAX NOTICE TO:  
M & T Bank  
1 Fountain Plaza  
Buffalo, NY 14203

STATE OF ALABAMA            )  
SHELBY COUNTY                )



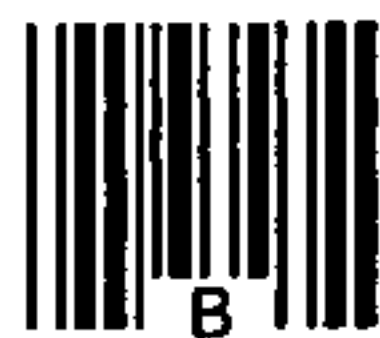
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 9th day of January, 2009, Nicole A. Garmon, a single woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Hometown Mortgage Services, Inc. , which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20090120000016790, said mortgage having subsequently been transferred and assigned to Lakeview Loan Servicing, LLC, by instrument recorded in Instrument No. 20150505000147090, 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 the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some 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 the payment of the indebtedness secured by said mortgage, and the said Lakeview Loan Servicing, LLC did declare 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 July 1, 2015, July 8, 2015, and July 15, 2015; and


WHEREAS, on September 9, 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 conducted, and Lakeview Loan Servicing, LLC did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Red Mountain Title, LLC was the auctioneer which conducted said foreclosure sale and was the entity conducting the sale for the said Lakeview Loan Servicing, LLC; and

WHEREAS, Lakeview Loan Servicing, LLC was the highest bidder and best bidder in the amount of Seventy-Five Thousand Six Hundred And 00/100 Dollars (\$75,600.00) on the indebtedness secured by said mortgage, the said Lakeview Loan Servicing, LLC, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Lakeview Loan Servicing, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot C-1 according to a resurvey of Lot C of Wadell Properties, as recorded in Map Book 15, Page 29, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Lakeview Loan Servicing, LLC its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those 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, and other matters of record in the aforesaid Probate Office.

  
20150923000333230 2/4 \$27.00  
Shelby Cnty Judge of Probate, AL  
09/23/2015 11:39:39 AM FILED/CERT





IN WITNESS WHEREOF, Lakeview Loan Servicing, LLC, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 21 day of September, 2015.

Lakeview Loan Servicing, LLC

By: Red Mountain Title, LLC  
Its: Auctioneer

By: [Signature]  
Lee Nash, Auctioneer

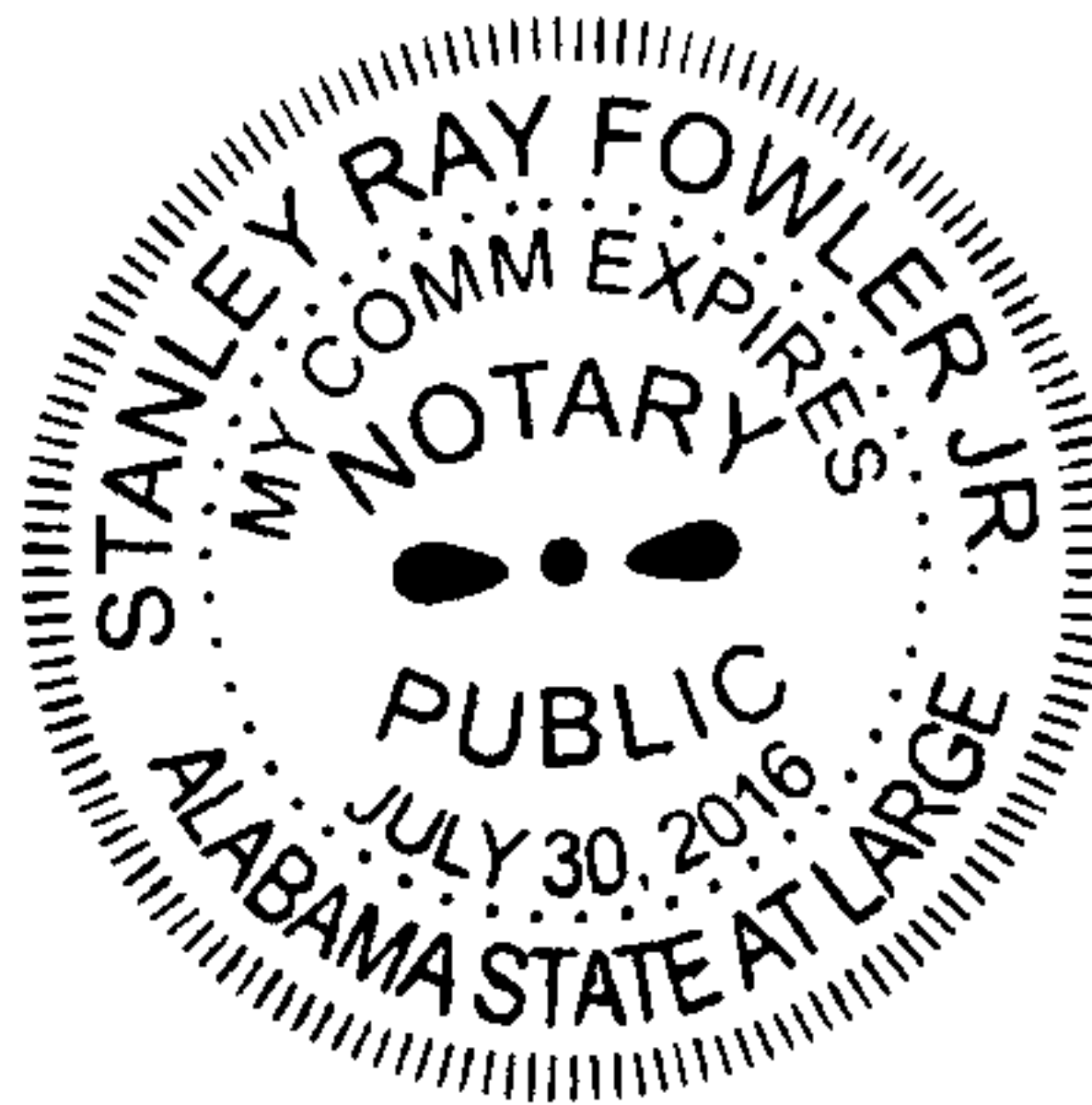
STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee Nash, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Lakeview Loan Servicing, 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, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 21 day of Sept, 2015.

This instrument prepared by:  
Elizabeth Loefgren  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727



[Signature]  
Notary Public  
My Commission Expires: [Signature]

20150923000333230 3/4 \$27.00  
Shelby Cnty Judge of Probate, AL  
09/23/2015 11:39:39 AM 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 Lakeview Loan Servicing, LLC

Grantee's Name Lakeview Loan Servicing, LLC

Mailing Address c/o M & T Bank  
1 Fountain Plaza  
Buffalo, NY 14203

Mailing Address c/o M & T Bank  
1 Fountain Plaza  
Buffalo, NY 14203

Property Address 1181 Hwy 277  
Helena, AL 35080

Date of Sale 09/09/2015

Total Purchase Price \$75,600.00

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 Bid Price

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 09/09/2015

Print Corey Johnson, Foreclosure Specialist

☐ Unattested

\_\_\_\_\_  
(verified by)

Sign   
(Grantor/Grantee/Owner/Agent) circle one



20150923000333230 4/4 \$27.00  
Shelby Cnty Judge of Probate, AL  
09/23/2015 11:39:39 AM FILED/CERT