

SEND TAX NOTICE TO:
Crown Properties of AL, LLC
1114 Legacy Drive
Birmingham, AL 35242



20160223000055600 1/4 \$130.50
Shelby Cnty Judge of Probate, AL
02/23/2016 10:47:16 AM FILED/CERT

Shelby County, AL 02/23/2016
State of Alabama
Deed Tax: \$107.50

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 7th day of June, 2013, Matthew S. Howard, a single man, executed that certain mortgage on real property hereinafter described to PNC Mortgage, a division of PNC Bank, National Association, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20130618000250060, and

WHEREAS, in and by said mortgage, the Mortgagee 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 Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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 PNC Bank, National Association 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 December 9, 2015, December 16, 2015, and December 23, 2015; and



WHEREAS, on February 3, 2016, 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 PNC Bank, National Association 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

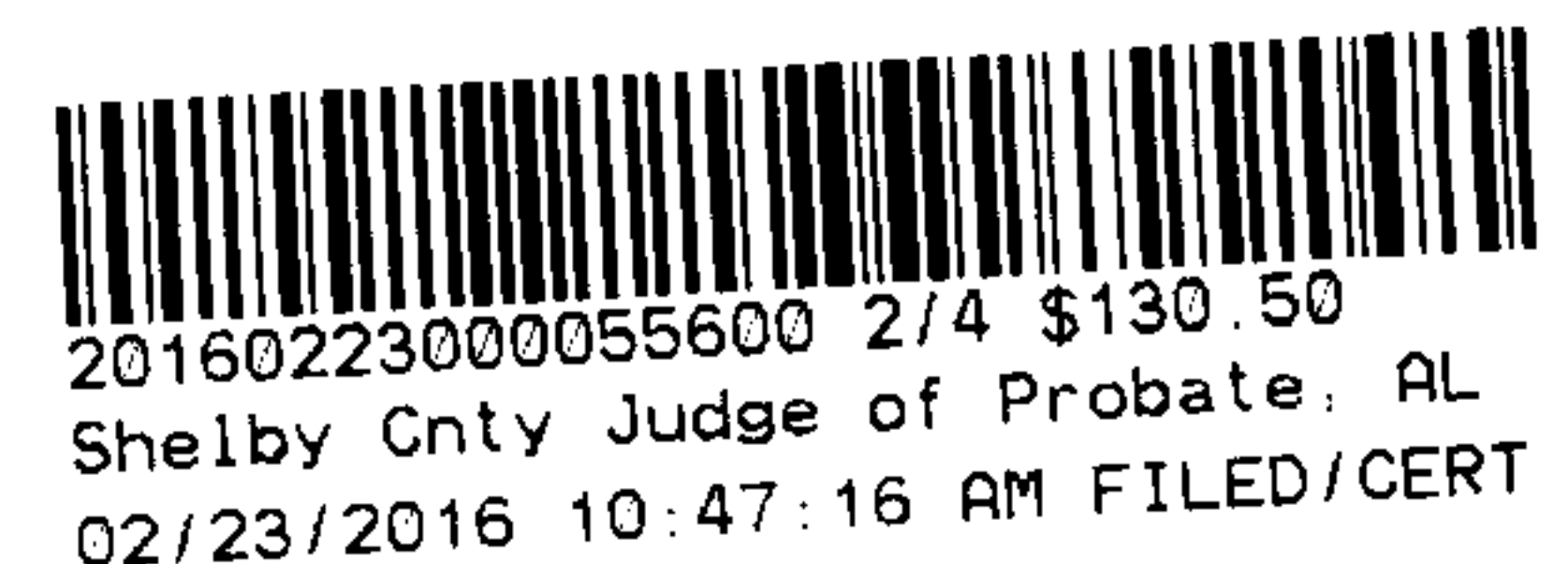
WHEREAS, Red Mountain Title, LLC was the auctioneer which conducted said foreclosure sale and was the entity conducting the sale for the said PNC Bank, National Association; and

WHEREAS, Crown Properties of AL, LLC was the highest bidder and best bidder in the amount of One Hundred Seven Thousand One Hundred And 00/100 Dollars (\$107,100.00) on the indebtedness secured by said mortgage, the said PNC Bank, National Association, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Mortgagee, does hereby remise, release, quit claim and convey unto Crown Properties of AL, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 30, according to the Map and Survey of Dearing Downs, 12th Addition-2nd Phase, as recorded in Map Book 16, Page 17, in the Probate Office of Shelby County, Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto Crown Properties of AL, LLC, 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.

IN WITNESS WHEREOF, PNC Bank, National Association, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Mortgagee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 17 day of February, 2016.

PNC Bank, National Association

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 PNC Bank, National Association, 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 Mortgagee.

Given under my hand and official seal on this 17 day of February, 2016.



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

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

20160223000055600 3/4 \$130.50
Shelby Cnty Judge of Probate, AL
02/23/2016 10:47:16 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
Mailing Address

PNC Mortgage
PO Box 55727
Birmingham, AL 35255

Grantee's Name
Mailing Address

Crown Properties of AL, LLC
1114 Legacy Dr.
Birmingham, AL 35242

Property Address

2592 Bridlewood Drive
Helena, AL 35080

Date of Sale

February 3, 2016

Total Purchase Price \$

107,100

or

Actual Value

\$

or

Assessor's Market Value \$



20160223000055600 4/4 \$130.50
Shelby Cnty Judge of Probate, AL
02/23/2016 10:47:16 AM 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 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 2-23-16

Print

Crown Properties of AL, LLC

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1