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03/11/2016 07:53:30 AM  
FCDEEDS 1/3

**PREPARED BY:**

Sady D. Mauldin, Esq.  
McCalla Raymer, LLC  
Two North Twentieth  
2-20th Street North, Suite 1310  
Birmingham, AL 35203

STATE OF ALABAMA  
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20030204000066070

**MORTGAGE FORECLOSURE DEED**

THIS INDENTURE, effective as of the 7<sup>th</sup> day of January, 2016, between PNC Bank, National Association successor by reason of merger to National City Mortgage Co dba Accubanc Mortgage, as Grantor, and SPARTAN INVEST, LLC, as Grantee.

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, January 29, 2003, **Mark E Donahue, Husband And Sherri L Donahue, Wife, Mortgagor**, did execute a certain mortgage to **National City Mortgage Co dba Accubanc Mortgage**, which said mortgage is recorded in Instrument No. 20030204000066070, in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said PNC Bank, National Association successor by reason of merger to National City Mortgage Co dba Accubanc Mortgage as transferee, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 12/02/2015, 12/09/2015, 12/16/2015; and

WHEREAS, on January 7, 2016, the day on which the foreclosure sale was due to be held under the terms of said notice at 3:04 o'clock am/pm, between the legal hours of sale, said foreclosure was duly and properly conducted and PNC Bank, National Association successor by reason of merger to National City Mortgage Co dba Accubanc Mortgage did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, 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 SPARTAN INVEST, LLC in the amount of **FORTY-FIVE THOUSAND NINE HUNDRED TWO DOLLARS AND NO CENTS (\$45,902.00)** which sum the said PNC Bank, National Association successor by reason of merger to National City Mortgage Co dba Accubanc Mortgage offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said SPARTAN INVEST, LLC; and

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

NOW, THEREFORE, in consideration of the premises and the credit of FORTY-FIVE THOUSAND NINE HUNDRED TWO DOLLARS AND NO CENTS (\$45,902.00), cash, on the indebtedness secured by said mortgage, the said Mark E Donahue, Husband And Sherri L Donahue, Wife, acting by and through the said PNC Bank, National Association successor by reason of merger to National City Mortgage Co dba Accubanc Mortgage as transferee, by Susie Nailen, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto SPARTAN INVEST, LLC, and its successors and assigns, as grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 2, ACCORDING TO GRADY KING'S SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property unto SPARTAN INVEST, LLC, its successors and assigns forever 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 any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Mark E Donahue, Husband And Sherri L Donahue, Wife, Mortgagor(s) by the said PNC Bank, National Association successor by reason of merger to National City Mortgage Co dba Accubanc Mortgage have caused this instrument to be executed by Susie Nailen, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgage, and in witness whereof said Susie Nailen, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 24<sup>th</sup> day of February, 2016.

Mark E Donahue And Sherri L Donahue, Mortgagor(s)

PNC Bank, National Association successor by reason of merger to National City Mortgage Co dba Accubanc Mortgage, Mortgagee or Transferee of Mortgage

By: Susie Nailen

Susie Nailen

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

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Susie Nailen, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of Mortgage, 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, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and with full authority executed this instrument voluntarily on the day that bears the same date.

Given under my hand and official seal this 24<sup>th</sup> day of February, 2016.

Kim N. Smith

NOTARY PUBLIC  
My Commission Expires:

KIM N. SMITH

NOTARY PUBLIC

ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES

10/5/17

Grantee Name / Send tax notice to:  
ATTN:Spartan Invest, LLC  
1110 23<sup>rd</sup> St. South  
Birmingham, AL 35205

<b>Real Estate Sales Validation Form</b>
<i>This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1</i>

Grantor's Name <u>Mark E Donahue</u> Mailing Address <u>3232 Newmark Drive</u> <u>Miamisburg, OH 45342</u>	Grantee's Name <u>Spartan Invest, LLC</u> Mailing Address <u>1110 23<sup>rd</sup> St South</u> <u>Birmingham, AL 35205</u>
Property Address <u>7 King Valley Cir</u> <u>Pelham, AL 35124</u>	Date of Sale <u>January 7, 2016</u> Total Purchase price <u>45,902.00</u> <div style="text-align: center;">or</div> Actual Value _____ <div style="text-align: center;">or</div> Assessed 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"/> Sales Contract <input type="checkbox"/> Closing Statement	<input checked="" type="checkbox"/> Appraisal <input checked="" type="checkbox"/> Other FC Sale
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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 <u>2/29/16</u>	Print <u>Susie Nailen</u>
Unattested _____	Sign <u>Susie Nailen</u>
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

File No.: 967815



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 03/11/2016 07:53:30 AM  
 \$69.00 CHERRY  
 20160311000078310