

PREPARED BY:

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


20160606000192770 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
06/06/2016 07:53:53 AM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

Please Cross Reference to: Instrument No. 20130523000213140

MORTGAGE FORECLOSURE DEED

THIS INDENTURE, effective as of the 12 day of May, 2016, between PNC BANK, NATIONAL ASSOCIATION, as Grantor, and PNC BANK, NATIONAL ASSOCIATION, as Grantee.

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, May 17, 2013, **Dennis Wayne Leach, A Single Man, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc. solely as nominee for Salter Enterprises Inc. dba Salter Mortgage Group**, which said mortgage is recorded in Instrument No. 20130523000213140, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **PNC BANK, NATIONAL ASSOCIATION**, as transferee, said transfer is recorded in Instrument 20160120000020370, aforesaid records, and PNC BANK, NATIONAL ASSOCIATION, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said PNC BANK, NATIONAL ASSOCIATION 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 04/14/2016, 04/20/2016, 04/21/2016, 04/27/2016; and

WHEREAS, on May 12, 2016, the day on which the foreclosure sale was due to be held under the terms of said notice at 11:38 o'clock am/pm, between the legal hours of sale, said foreclosure was duly and properly conducted and PNC BANK, NATIONAL ASSOCIATION 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 Alabaster, 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 PNC BANK, NATIONAL ASSOCIATION in the amount of **ONE HUNDRED TWELVE THOUSAND TWO HUNDRED DOLLARS AND NO CENTS (\$112,200.00)** which sum the said PNC BANK, NATIONAL ASSOCIATION offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said PNC BANK, NATIONAL ASSOCIATION; 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 ONE HUNDRED TWELVE THOUSAND TWO HUNDRED DOLLARS AND NO CENTS (\$112,200.00), cash, on the indebtedness secured by said mortgage, the said Dennis Wayne Leach, A Single Man, acting by and through the said PNC BANK, NATIONAL ASSOCIATION as transferee, by Joanna Edmondson, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto PNC BANK, NATIONAL ASSOCIATION, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 55, according to the Survey of Second Addition to Ashford Heights, as recorded in Map Book 17, Page 29, in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD the above described property unto PNC BANK, NATIONAL ASSOCIATION, 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, Dennis Wayne Leach, A Single Man, Mortgagor(s) by the said PNC BANK, NATIONAL ASSOCIATION have caused this instrument to be executed by Joanna Edmondson, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Joanna Edmondson has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 23rd day of May, 2016.

Dennis Wayne Leach, Mortgagor(s)

PNC BANK, NATIONAL ASSOCIATION, Mortgagee or Transferee of Mortgagee

By:

(sign)

(print) Joanna Edmondson

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

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Joanna Edmondson, whose name as Auctioneer and the person conducting said sale for 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, in his 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 that bears the same date.

Given under my hand and official seal this 23rd day of May, 2016.

Joanna B. Byrd
NOTARY PUBLIC

My Commission Expires:

Grantee Name / Send tax notice to:
ATTN:
PNC MORTGAGE
3232 Newmark Drive
Miamisburg, OH 45342

MY COMMISSION EXPIRES 8/26/2017



20160606000192770 2/3 \$24.00
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File No.: 96316

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

Grantee's Name PNC BANK, NATIONAL ASSOCIATION

Mailing Address 3232 Newmark Drive
Miamisburg, OH 45342

Date of Sale	<u>May 12, 2016</u>
Total Purchase price	\$112,200.00

or

Actual Value

or

Assessed Market Value



20160606000192770 3/3 \$24.00
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Bill of Sale

Sales Contract

Appraisal

Closing Statement

x	Other	FC Sale
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Closing Statement

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

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 _____

5/23/16

Print

Joanna Edmondson

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Sworn to and subscribed before me this
the 23 day of May, 2016

Notary Signature

My Commission Expires

MY COMMISSION EXPIRES 8/26/2017

File No.: 96316