

**PREPARED BY:**

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

  
20170131000037050 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
01/31/2017 08:52:27 AM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20120614000210720

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, May 23, 2012, **Betty D. Vann And Sheri J. Vann , Unmarried Woman, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc. solely as a nominee for Aliant Bank**, which said mortgage is recorded in Instrument No. 20120614000210720, 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 20160609000198680, 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 12/14/2016, 12/21/2016, 12/28/2016; and

WHEREAS, on January 4, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice at 11:28 o'clock ampm, 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 Birmingham, 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 **FOUR HUNDRED FIVE THOUSAND THREE HUNDRED NINETY-FOUR DOLLARS AND NINETY CENTS (\$405,394.90)** 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 **FOUR HUNDRED FIVE THOUSAND THREE HUNDRED NINETY-FOUR DOLLARS AND NINETY CENTS (\$405,394.90)**, cash, on the indebtedness secured by said mortgage, the said **Betty D. Vann And Sheri J. Vann , Unmarried Woman**, acting by and through the said PNC Bank, National Association as transferee, by Janice Zornes, 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 12, according to the Survey of Butte Woods Ranch Addition to Altadena Valley, as recorded in Map Book 5, Page 1, 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, Betty D. Vann And Sheri J. Vann , Unmarried Woman, Mortgagor(s) by the said PNC Bank, National Association have caused this instrument to be executed by Janice Zornes, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Janice Zornes, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 18<sup>th</sup> day of January, 2017.

Betty D. Vann And Sheri J. Vann , Mortgagor(s)

20170131000037050 2/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
01/31/2017 08:52:27 AM FILED/CERT

PNC Bank, National Association, Mortgagee or Transferee of Mortgagee

By:  
(sign)

(print) Janice Zornes

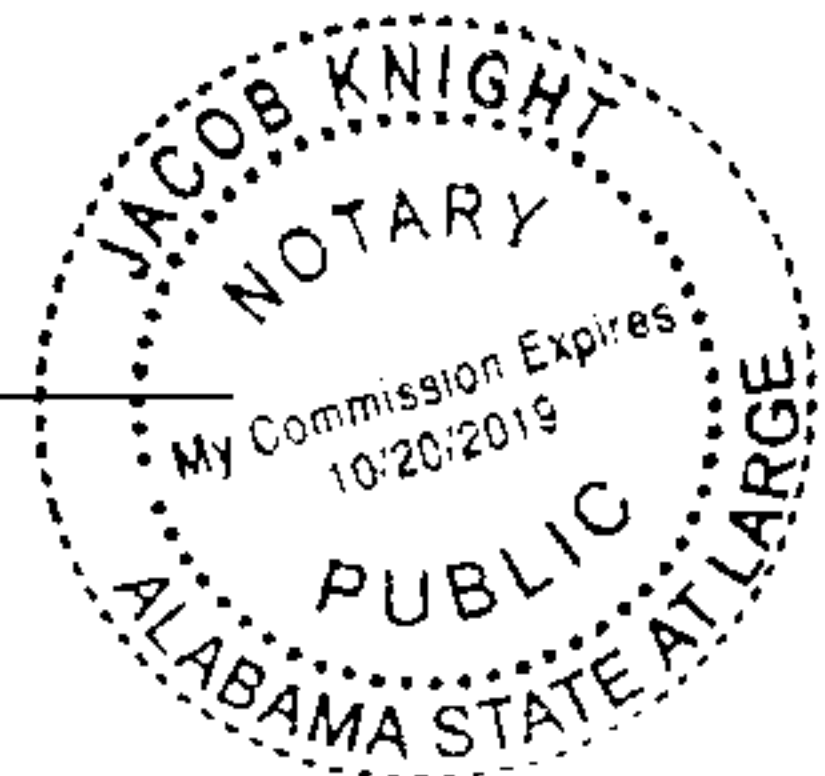
Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Janice Zornes, 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 18 day of January, 2017.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 10/20/2019



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

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