


SEND TAX NOTICE TO:
PNC Mortgage, a division of PNC Bank, National
Assoc.
2650 Warrenville Road, Suite 500
Downers Grove, IL 60515


20170203000041800 1/4 \$30.00
Shelby Cnty Judge of Probate AL
02/03/2017 09:11:41 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 7th day of March, 2008, John L. Cowans Jr & Phedre B. Cowans husband & wife, executed that certain mortgage on real property hereinafter described to National City Mortgage, a division of National City Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20080415000154190; having been modified by Loan Modification Agreement recorded in Instrument Number 20120927000369240, 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, successor by merger to National City Mortgage, a division of National City Bank 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 7, 2016, December 14, 2016, and December 21, 2016; and

WHEREAS, on January 25, 2017, 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, successor by merger to National City Mortgage, a division of National City Bank 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, PNC Bank, National Association, successor by merger to National City Mortgage, a division of National City Bank was the highest bidder and best bidder in the amount of Eighty-Four Thousand Fifty And 00/100 Dollars (\$84,050.00) on the indebtedness secured by said mortgage, the said PNC Bank, National Association, successor by merger to National City Mortgage, a division of National City Bank, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Mortgagee, does hereby grant, bargain, sell and convey unto PNC Bank, National Association, successor by merger to National City Mortgage, a division of National City Bank all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

All that certain parcel of land situated in the County of Shelby, State of Alabama, being known and designated as Lot 36, according to the survey of Sugar Hill Townhomes, as recorded in Map Book 28, Page 115, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto PNC Bank, National Association, successor by merger to National City Mortgage, a division of National City Bank 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.




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IN WITNESS WHEREOF, PNC Bank, National Association, successor by merger to National City Mortgage, a division of National City Bank, 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 30 day of January, 2017.

PNC Bank, National Association, successor by merger to National City Mortgage, a division of National City Bank

By: Red Mountain Title, LLC
Its: Auctioneer

By: 

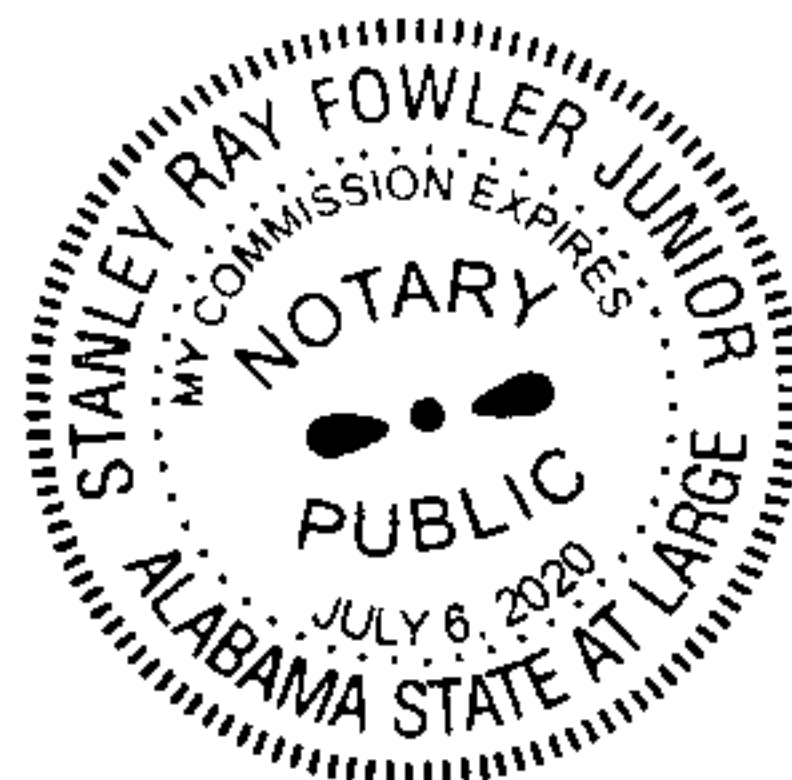
STATE OF ALABAMA)

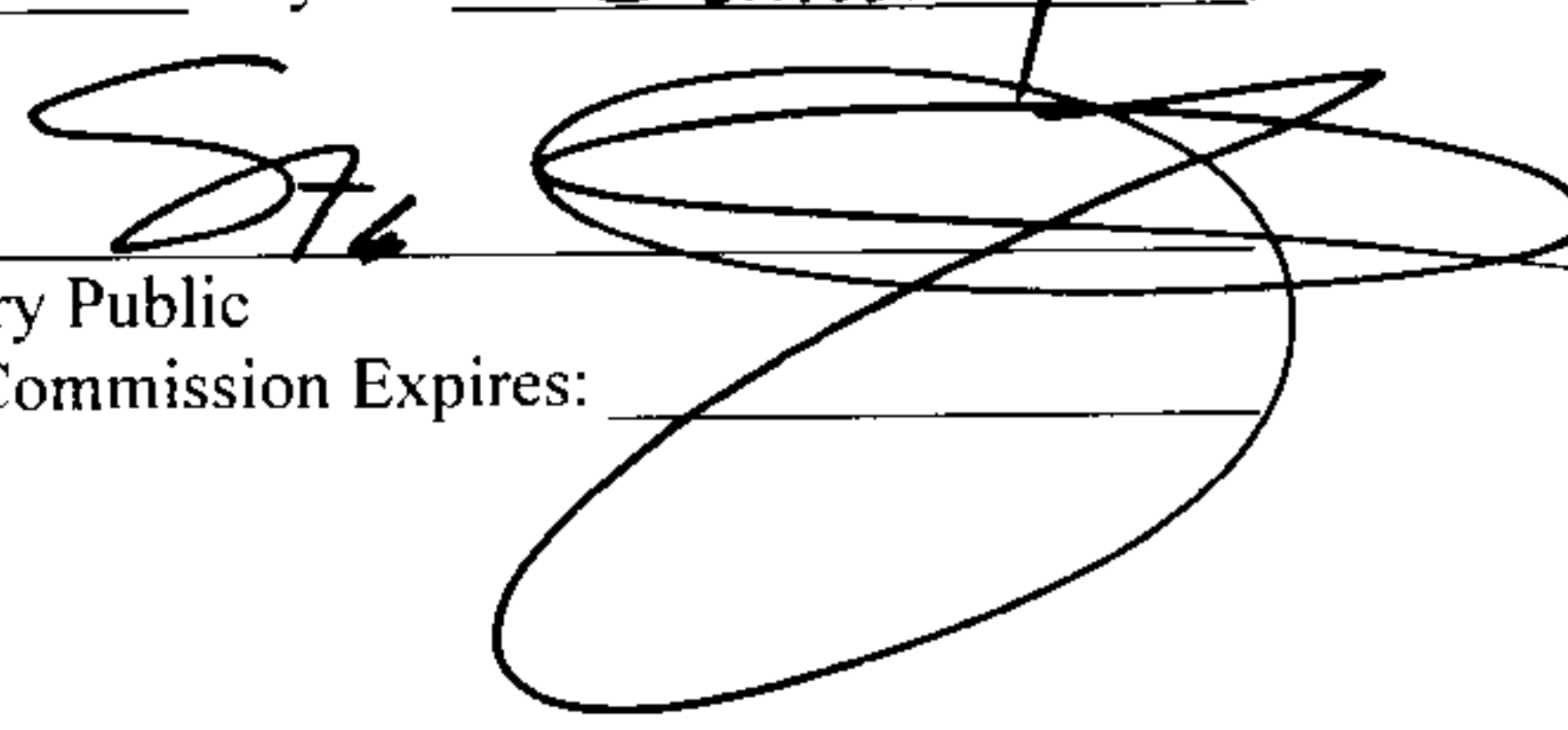
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for PNC Bank, National Association, successor by merger to National City Mortgage, a division of National City Bank, 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/she, 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 30 day of January, 2017.

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




Notary Public
My Commission Expires: _____



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Real Estate Sales Validation Form

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

Grantor's Name PNC Bank, National Association,
successor by merger to National
City Mortgage, a division of
National City Bank
c/o PNC Mortgage, a division of
PNC Bank, National Assoc.

Grantee's Name PNC Bank, National Association,
successor by merger to National
City Mortgage, a division of
National City Bank
c/o PNC Mortgage, a division of
PNC Bank, National Assoc.

Mailing Address 2650 Warrenville Road, Suite
500
Downers Grove, IL 60515

Mailing Address 2650 Warrenville Road, Suite
500
Downers Grove, IL 60515

Property Address 140 Sugar Hill Ln
Alabaster, AL 35007

Date of Sale 01/25/2017

Total Purchase Price \$84,050.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Bid Price

☐ 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.

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

1/25/2017

Print

Emily Coyne

Sign

Emily Coyne
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)



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