

1336 Royalty Tr

STATE OF ALABAMA

FORECLOSURE DEED

20170207000046780

02/07/2017 11:44:35 AM

FCDEEDS 1/3

COUNTY OF SHELBY

KNOW ALL PERSONS BY THESE PRESENTS: That SAMUEL ADAM SARTAIN, a single man, did, on to-wit, April 6th, 2010, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Fairway Independent Mortgage Corporation, which mortgage is recorded in Inst. # 20100412000111590, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being lastly assigned to BANK OF AMERICA, N.A. by instrument recorded in Instrument No. 20120601000195030 in said Probate Court records; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said BANK OF AMERICA, N.A. did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, in its issues of December 28, 2016, January 4 and 11, 2017; and

WHEREAS, on January 25th, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and BANK OF AMERICA, N.A. did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, 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 the said ALLIANCE WEALTH BUILDERS, INC. in the amount of EIGHTY TWO THOUSAND EIGHT HUNDRED FIFTY and 00/100ths (\$82,850.00) DOLLARS, which sum the said ALLIANCE WEALTH BUILDERS, INC. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said ALLIANCE WEALTH BUILDERS, INC. ; and

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

NOW, THEREFORE, in consideration of the premises and of a credit of EIGHTY TWO THOUSAND EIGHT HUNDRED FIFTY and 00/100ths (\$82,850.00) DOLLARS, on the indebtedness secured by said mortgage, the said SAMUEL ADAM SARTAIN, acting by and through the said BANK OF AMERICA, N.A. by John Robison, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said BANK OF AMERICA, N.A. by John Robison as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and John Robison as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto ALLIANCE WEALTH BUILDERS, INC. , the following described real estate situated in Shelby County, Alabama. to-wit:

Lot 3, Block 2, according to the Survey of Royal Place, as recorded in Map Book 17, Page 143, in the Probate Office of Shelby County, Alabama.


TO HAVE AND TO HOLD THE above-described property unto the said ALLIANCE WEALTH BUILDERS, INC. forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to any outstanding claims arising out of or relating to non-payment of ad valorem taxes.

IN WITNESS WHEREOF, the said BANK OF AMERICA, N.A. has caused this instrument to be executed by John Robison as auctioneer and the person conducting said sale for the Mortgagee


or Transferee of Mortgagee, and in witness whereof the said John Robison has executed this instrument in his/her capacity as such auctioneer on this the 1 day of ~~January~~ ^{February}, 2017.


SAMUEL ADAM SARTAIN
Mortgagors

By: BANK OF AMERICA, N.A.
Mortgagee or Transferee of Mortgagee

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

BANK OF AMERICA, N.A.
Mortgagee or Transferee of Mortgagee

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


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

STATE OF ALABAMA

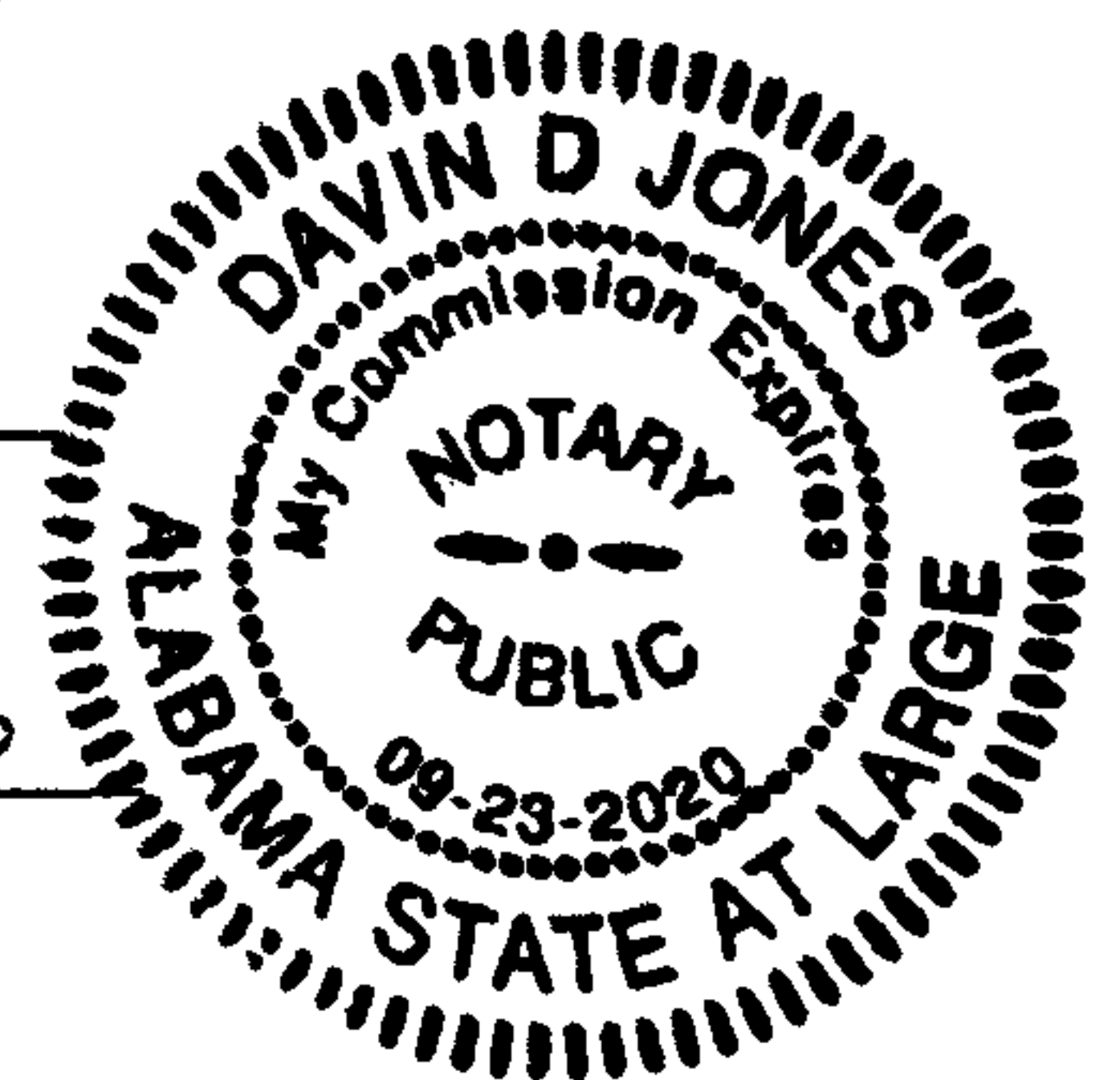
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said State and County, hereby certify that John Robison, whose name as Auctioneer and the person conducting said sale for the 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/she, in his/her 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 the same bears date.

Given under my hand and official seal this the 1st day of ~~January~~ ^{February}, 2017.


NOTARY PUBLIC

MY COMMISSION EXPIRES 09-23-2020



This instrument prepared by:
Goodman G. Ledyard
PIERCE LEDYARD, P.C.
Post Office Box 161389
Mobile, Alabama 36616

Send Tax notice to:
Grantee's Address:
732 Montgomery Hwy PMB 732
Vestavia Hills, AL 35226

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	Bank of America, N.A.	Grantee's Name	Alliance Wealth Builders, Inc.
Mailing Address	C/O Pierce Ledyard, P.C.	Mailing Address	732 Montgomery Hwy
	PO Box 161389		PMB 232
	Mobile, AL 36616		Vestavia Hills, AL 35216
Property Address	1336 Royalty Drive	Date of Sale	01/25/2017
	Alabaster, AL 35007	Total Purchase Price	\$ 82,850.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.

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).

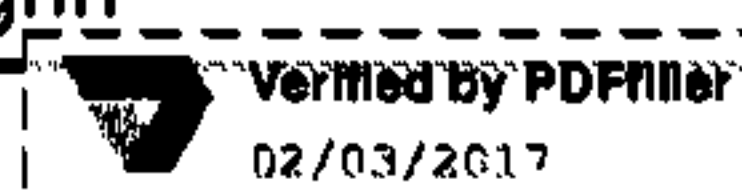
Date 02/07/2017

Print Samantha Vaughn

Unattested

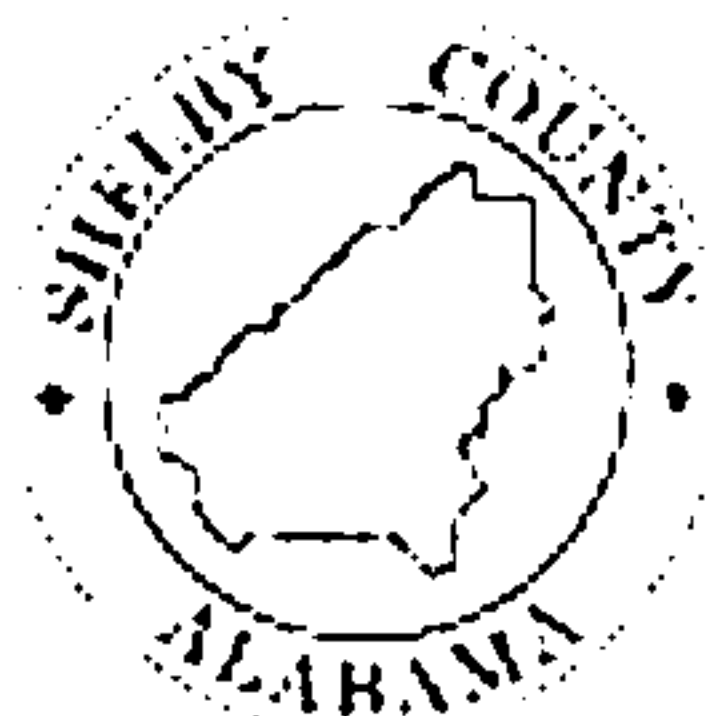
Sign

Samantha Vaughn



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/07/2017 11:44:35 AM
 \$104.00 CHERRY
 20170207000046780