

SEND TAX NOTICE TO:
Rental Resource Group LLC
P.O. Box 824
Helena, AL 35080

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED


20170227000066450 1/4 \$92.00
Shelby Cnty Judge of Probate, AL
02/27/2017 10:20:08 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of September, 2008, Rachel Smith and Michael Smith, wife and husband, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems Inc., as nominee for RMC Funding Corp., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20081008000397780 and modified by Loan Modification Agreements recorded in Instrument Number 20111205000366050 and in Instrument Number 20140626000194540 said mortgage having subsequently been transferred and assigned to Bank of America, N.A., successor by merger to BAC Home Loans Servicing LP, fka Countrywide Home Loans Servicing LP, by instrument recorded in Instrument 20120329000107890, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee 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 Bank of America, N.A. 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



Shelby County, AL 02/27/2017
State of Alabama
Deed Tax: \$60.00

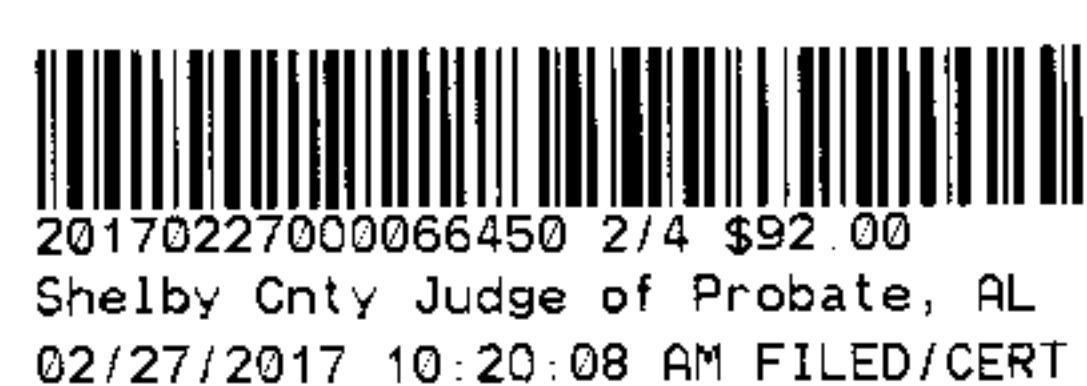
WHEREAS on February 8, 2017, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Bank of America, N.A. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS Rental Resource Group LLC was the highest bidder and best bidder in the amount of Fifty-Nine Thousand Seven Hundred And 00/100 Dollars (\$59,700.00) on the indebtedness secured by said mortgage, the said Bank of America, N.A., by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby remise, release, quit claim and convey unto Rental Resource Group LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of Lot No. 8, in Block 2, of K.B. Nickerson's survey of Helena Road and run in Southerly direction along the East line of Pine Street 23 feet; thence continue in a Southerly direction along the East line of Pine Street for a distance of 188 feet; run thence in an Easterly direction and parallel with the South line of Lot No. 9 a distance of 200 feet to point of beginning of the land herein described; thence continue in an Easterly direction of 100 feet; thence in a Northerly direction along the East line of said Lots 9 and 8, a distance of 180 feet; run thence in a Westerly direction and parallel with the South line of Lot 9 a distance of 180 feet; thence run in a Southerly direction and parallel with the East line of said Lots 8 and 9, a distance of 180 feet to point of beginning. Said map of K.B. Nickerson's survey of Helena Road is recorded in map Book 3, page 116. Also the West 35 feet of the West 50 feet of the North 203 feet of Lot No. 16, in Block 2 of K.B. Nickerson's survey on Helena Road, with the exception of a strip 23 feet wide across the North end of said Lot 16, which is used for roadway purposes. Said property being a part of the Northwest quarter of the Northeast quarter of Section 2, Township 21 South, Range 3 West, and being in said K.B. Nickerson's Survey of Helena Road. Situated in Shelby County, Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto Rental Resource Group LLC, 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.

IN WITNESS WHEREOF, Bank of America, N.A., has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 13 day of February, 2017.

Bank of America, N.A.

By: Red Mountain Title, LLC
Its: Auctioneer

By: 

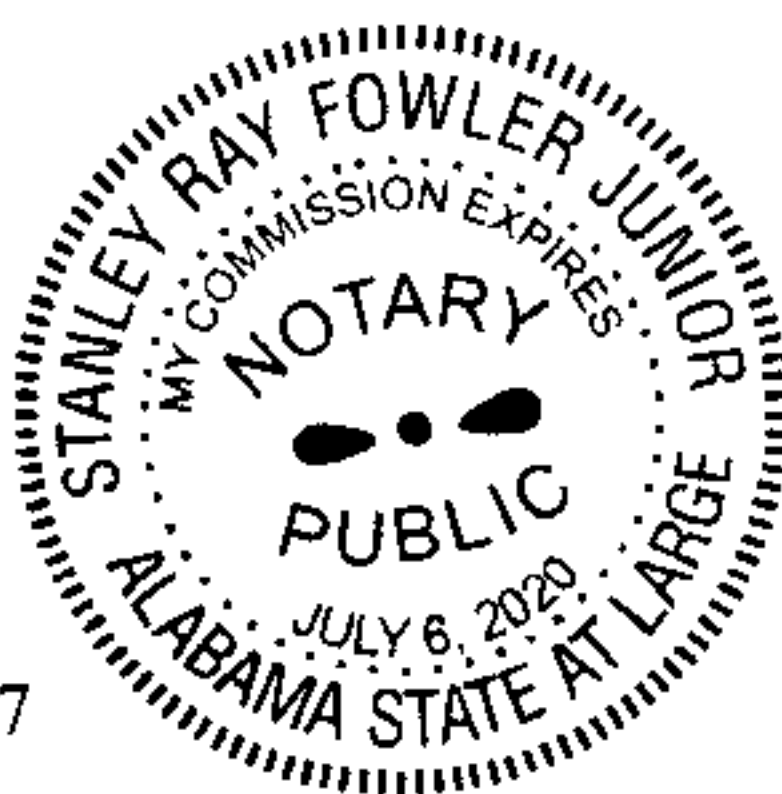
STATE OF ALABAMA)

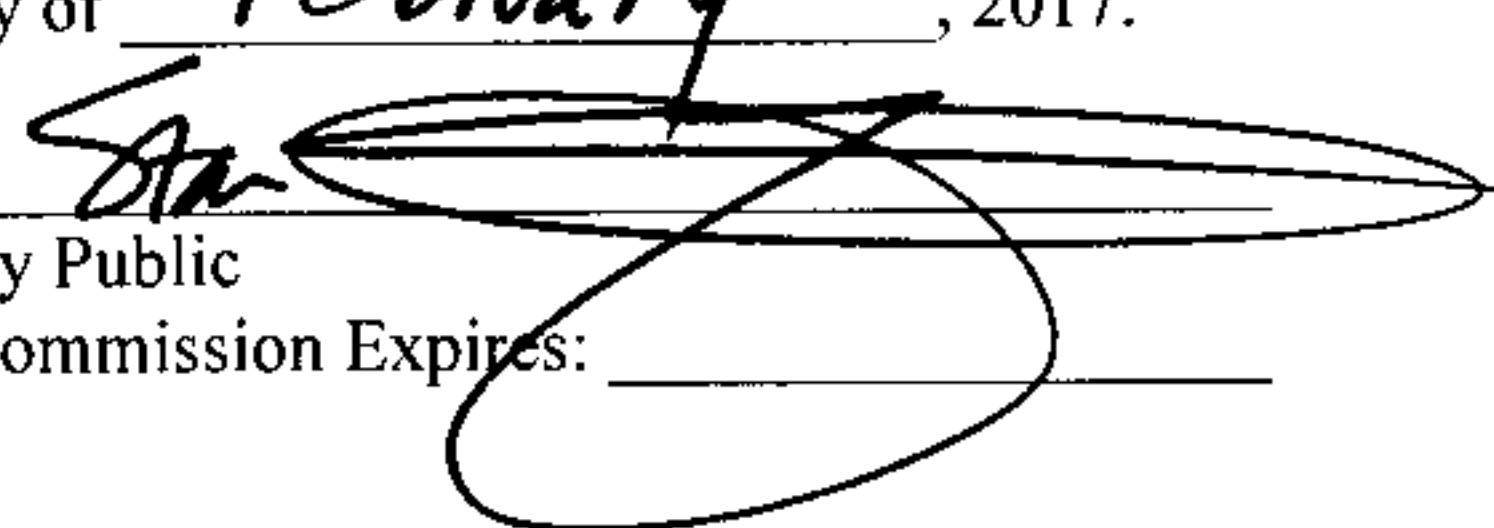
JEFFERSON COUNTY)

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 Bank of America, N.A., 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 Transferee.

Given under my hand and official seal on this 13 day of February, 2017.

This instrument prepared by:
Ginny Rutledge
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 Bank of America, N.A.
c/o Bank of America, N.A.

Grantee's Name Rental Resource
Group LLC

Mailing Address 7105 Corporate Drive, Mail Stop
PTX-35
Plano, TX 75024

Mailing Address P.O. Box 824
Helena, AL 35080

Property Address 705 3rd Avenue SW
Alabaster, AL 35007

Date of Sale 02/08/2017

Total Purchase Price \$59,700.00

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Bid Price

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 2/24/17

Print CRIS NELSON

☐ Unattested
☐ (verified by) _____

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

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