


SEND TAX NOTICE TO:
Select Portfolio Servicing, Inc.
3217 Decker Lake Dr.
W Valley City, UT 84119

STATE OF ALABAMA)
SHELBY COUNTY)


20170301000070400 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
03/01/2017 11:05:20 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 14th day of November, 2005, Kenneth Featherstone and Kayshia Featherstone, husband and wife, executed that certain mortgage on real property hereinafter described to First Franklin a division of Nat. City Bank of IN, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20051207000632480, said mortgage having subsequently been transferred and assigned to PNC Bank, National Association, by instrument recorded in Instrument Number 20150810000276050, 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 PNC Bank, National Association 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 January 25, 2017, February 1, 2017, and February 8, 2017; and

WHEREAS, on February 22, 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 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 was the highest bidder and best bidder in the amount of One Hundred Fifty-Four Thousand Eight Hundred Ninety-Two And 71/100 Dollars (\$154,892.71) on the indebtedness secured by said mortgage, the said PNC Bank, National Association, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto PNC Bank, National Association all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 588, according to the Survey of Lake Forest, Fifth Sector, as recorded in Map Book 30, Page 25, in the Probate Office of Shelby County, Alabama.

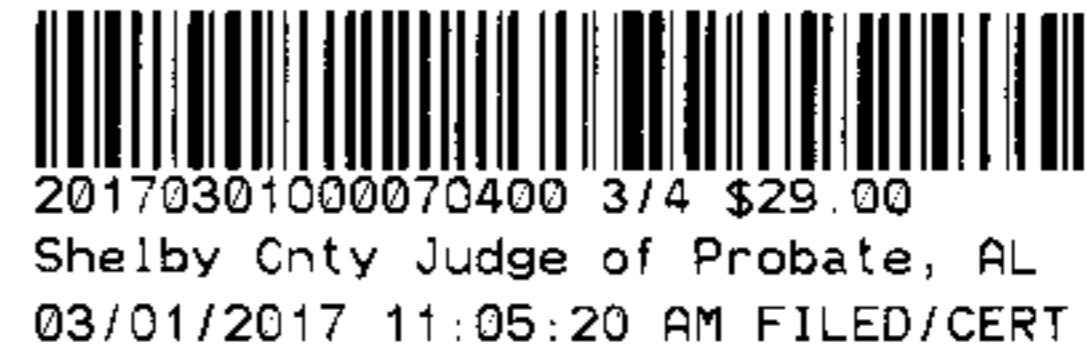
TO HAVE AND TO HOLD the above described property unto PNC Bank, National Association its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and 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, 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 27 day of February, 2017.



PNC Bank, National Association

By: Red Mountain Title, LLC
Its: Auctioneer

By: 

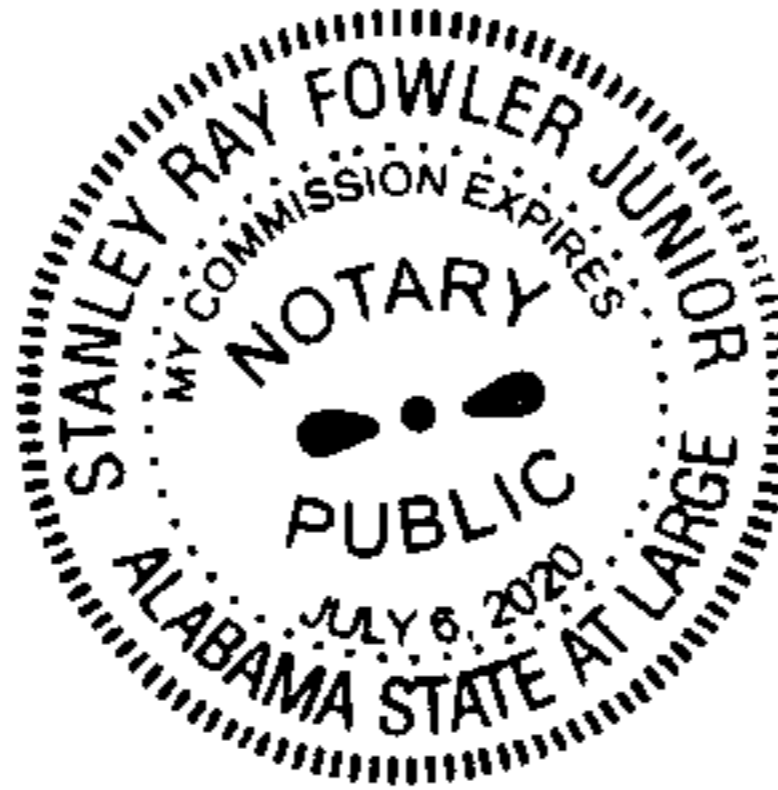
STATE OF ALABAMA)

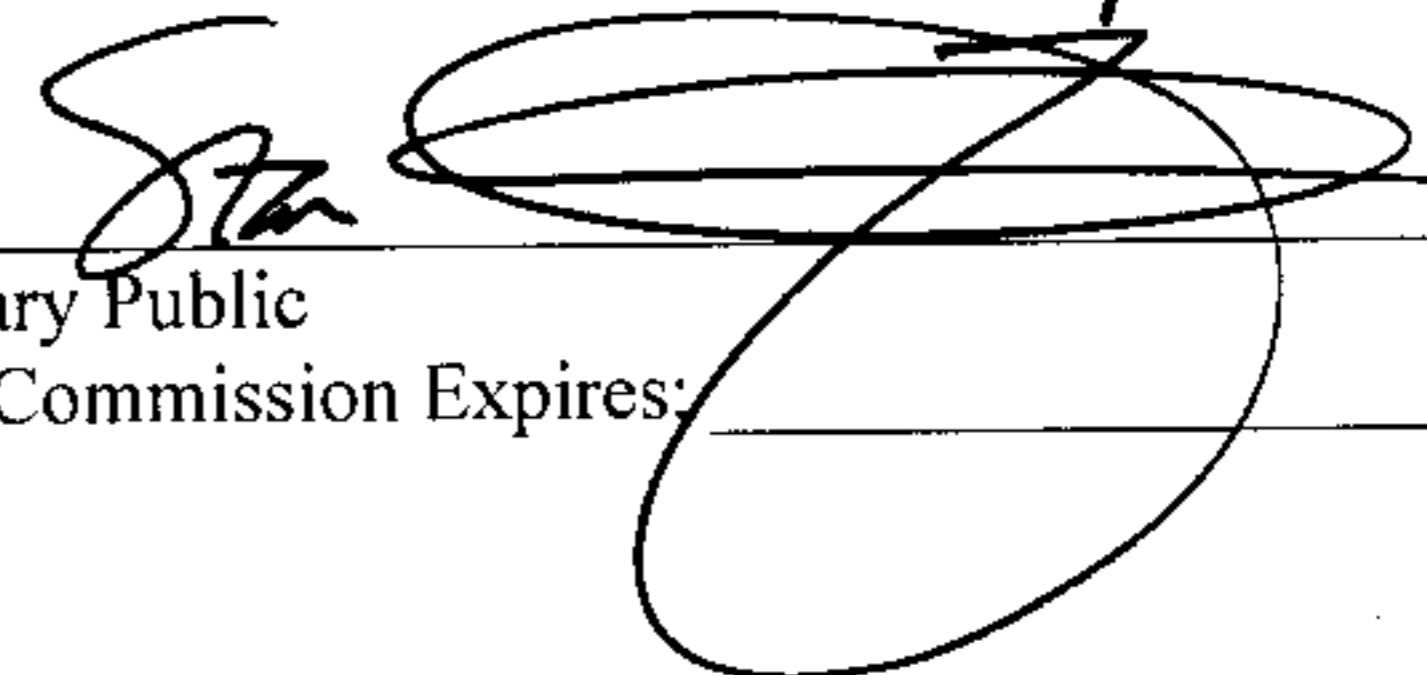
JEFFERSON COUNTY)

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, 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 27 day of February, 2017.

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




Notary Public
My Commission Expires: _____



Real Estate Sales Validation Form

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



20170301000070400 4/4 \$29.00
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Grantor's Name PNC Bank, National Association
c/o Select Portfolio Servicing, Inc.

Grantee's Name PNC Bank, National Association
c/o Select Portfolio Servicing, Inc.

Mailing Address 3217 Decker Lake Dr.
W Valley City, UT 84119

Mailing Address 3217 Decker Lake Dr.
W Valley City, UT 84119

Property Address 1126 Eagle Drive
Maylene, AL 35114

Date of Sale 02/22/2017

Total Purchase Price \$154,892.71

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 2/22/2017

Print Ronda G. Stewart

Sign Ronda G. Stewart

☐ Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one