

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Olivia Christine Wilson, unmarried

20170303000074560
03/03/2017 12:20:04 PM
FCDEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS: That Olivia Christine Wilson, unmarried did, on to-wit, the September 25, 2015, execute a mortgage to USAA Federal Savings Bank, which mortgage is recorded in Instrument Number at 20151005000348600 on October 5, 2015, in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said USAA Federal Savings Bank 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, a newspaper of general circulation published in Shelby County, Alabama, in its issues of January 18, January 25, February 1, 2017; and

WHEREAS, on the February 22, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:10 o'clock a.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and USAA Federal Savings Bank did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse 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 BHM CAPITAL, LLC, in the amount of One Hundred Fifteen Thousand Four Hundred Dollars and No Cents (\$115,400.00), and said property was thereupon sold to the said BHM CAPITAL, LLC, and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, 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 One Hundred Fifteen Thousand Four Hundred Dollars and No Cents (\$115,400.00), cash, the said Olivia Christine Wilson, unmarried, acting by and through the said USAA Federal Savings Bank, by Janice Zornes, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said USAA Federal Savings Bank, by Janice Zornes, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Janice Zornes, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto BHM CAPITAL, LLC, the following described real estate situated in SHELBY County, Alabama, to-wit:

The following described real estate situated in Shelby County, Alabama, to-wit:

Lot 408, according to the survey of Wyndham Rockhampton Sector, as recorded in Map Book 23, page 39, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto BHM CAPITAL, LLC, forever, subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided by the laws of the State of Alabama, and any taxes which may be due.

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IN WITNESS WHEREOF, the said USAA Federal Savings Bank, has 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 the said Janice Zornes, has executed this instrument in his capacity as such auctioneer on this the February 24, 2017.

Olivia Christine Wilson, unmarried
Mortgagors

USAA Federal Savings Bank
Mortgagee or Transferee of Mortgagee

By *Janice Zornes*
Janice Zornes, as Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF Shelby

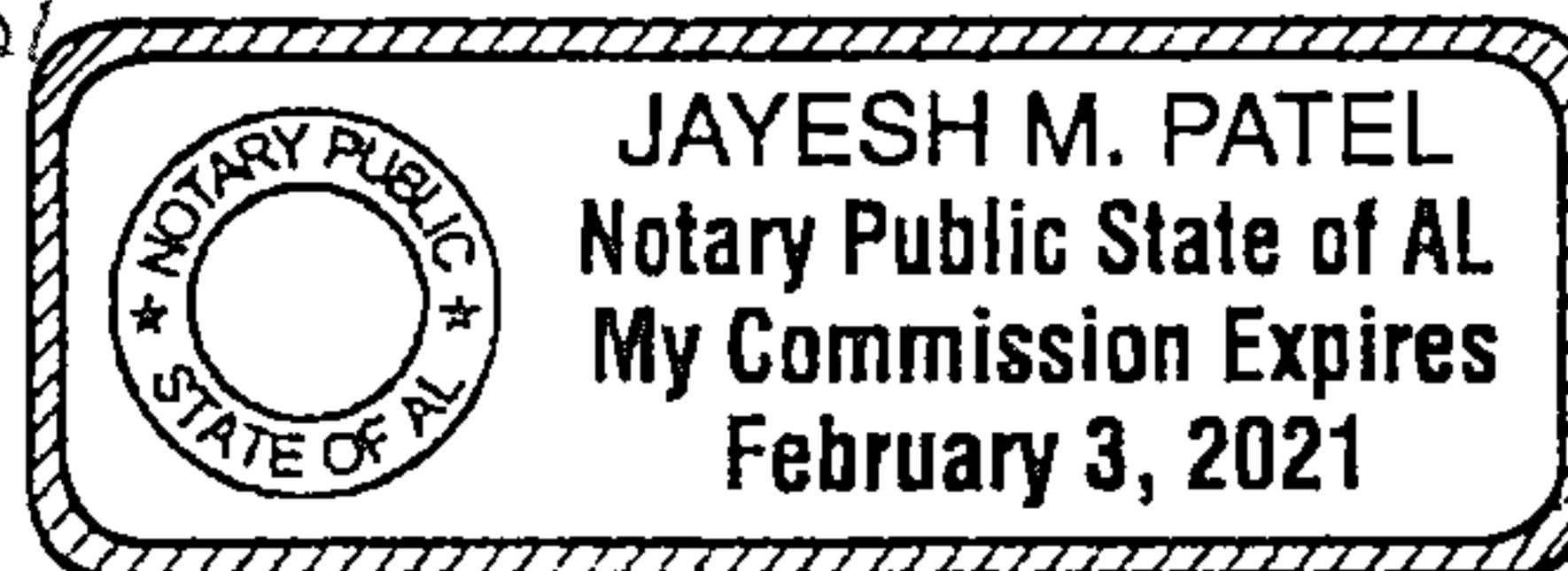
I, the undersigned, a Notary Public in and for said State and County, hereby certify that Janice Zornes, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, 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 that same date.

Given under my hand and official seal this 24th Feb, 2017.

Jayesh M. Patel
NOTARY PUBLIC

MY COMMISSION EXPIRES: Feb 3, 2021

Instrument prepared by:
Matthew Penhale
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
16-011687



Real Estate Sales Validation Form

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

Grantor's Name USAA Federal Savings Bank
Mailing Address _____Grantee's Name BHM Capital, LLC
Mailing Address 3545 Lorna Ridge Drive
Birmingham, AL 35216Property Address 8013 Rockhampton Cir
Helena, AL 35050Date of Sale 2-27-2017Total Purchase Price \$ 115,400.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

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FCDEEDS 3/3

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 Fore Closure Deed

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 3/3/17Print Andrew G. Balch for BHM

Unattested

(verified by)

Sign

[Signature]

(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
03/03/2017 12:20:04 PM
\$136.50 CHERRY
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[Signature]