
20170309000081070 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
03/09/2017 12:53:58 PM FILED/CERT

PREPARED BY:

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Two North Twentieth
2-20th Street North, Suite 1310
Birmingham, AL 35203

STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20140304000058260

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, February 7, 2014, **Cathy A. Robinson, Unmarried, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc., solely as a nominee for Stearns Lending, Inc.**, which said mortgage is recorded in Instrument No. 20140304000058260, in the Office of the Judge of Probate of Shelby County, Alabama.; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **Stearns Lending, LLC**, as transferee, said transfer is recorded in Instrument 20170118000021710, aforesaid records, and Stearns Lending, LLC, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said Stearns Lending, LLC did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 01/25/2017, 02/01/2017, 02/08/2017; and

WHEREAS, on February 16, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice at 12:01 o'clock am/pm between the legal hours of sale, said foreclosure was duly and properly conducted and Stearns Lending, LLC did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of Birmingham, 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 Stearns Lending, LLC in the amount of **ONE HUNDRED FIFTEEN THOUSAND SIX HUNDRED EIGHTY-EIGHT DOLLARS AND NO CENTS (\$115,688.00)** which sum the said Stearns Lending, LLC offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Stearns Lending, LLC; and

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

NOW, THEREFORE, in consideration of the premises and the credit of ONE HUNDRED FIFTEEN THOUSAND SIX HUNDRED EIGHTY-EIGHT DOLLARS AND NO CENTS (\$115,688.00), cash, on the indebtedness secured by said mortgage, the said Cathy A. Robinson, Unmarried, acting by and through the said Stearns Lending, LLC as transferee, by John Robison, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Stearns Lending, LLC, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 46, according to the Survey of Riverchase West Dividing Ridge, First Addition, as recorded in Map Book 7, Page 3, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Stearns Lending, LLC, its successors and assigns forever subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

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IN WITNESS WHEREOF, Cathy A. Robinson, Unmarried, Mortgagor(s) by the said Stearns Lending, LLC have 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 said John Robison, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 1 day of March, 2017.

Cathy A. Robinson, Mortgagor(s)

Stearns Lending, LLC, Mortgagee or Transferee of Mortgagee

By:
(sign)

(print)

John Robison

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

STATE OF ALABAMA
COUNTY OF SHELBY

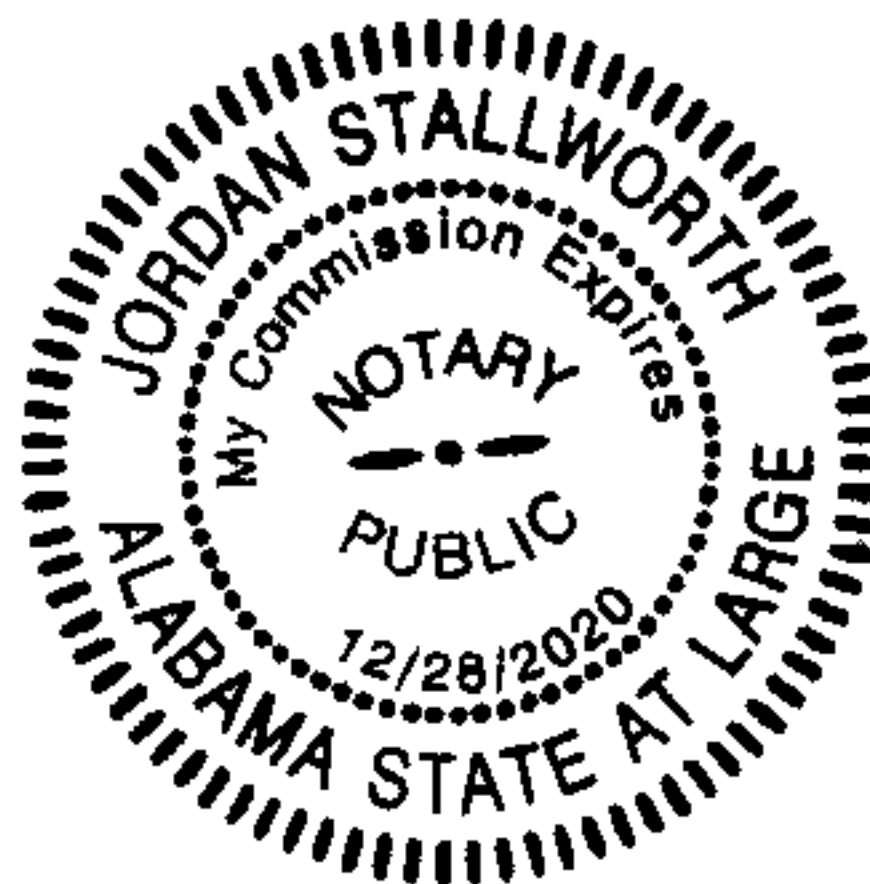
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John Robison, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before 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 the same date.

Given under my hand and official seal this 1 day of March, 2017.

Jordan Stallworth
NOTARY PUBLIC

My Commission Expires: 12/28/2020

Grantee Name / Send tax notice to:
ATTN:
LOANCARE, LLC
3637 Sentara Way
Suite 303
Virginia Beach, VA 23452



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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	_____	Grantee's Name	Stearns Lending, LLC
Mailing Address	3637 Sentara Way Suite 303 Virginia Beach, VA 23452	Mailing Address	3637 Sentara Way Suite 303 Virginia Beach, VA 23452
Property Address	2176 Bailey Brook Dr Birmingham, AL 35244	Date of Sale	February 16, 2017
		Total Purchase price	_____
		or	
		Actual Value	_____
		or	
		Assessed 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	<input checked="" type="checkbox"/> Other FC Sale
_____ 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 March 1, 2017

Print John Robison

Unattested

(verified by)

Sign

John Robison

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1