

SEND TAX NOTICE TO:
HSBC
Attention: Tanya Wood
636 Grand Regency Boulevard
Brandon, FL 33510

20170510000163390
05/10/2017 03:33:28 PM
FCDEEDS 1/4

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

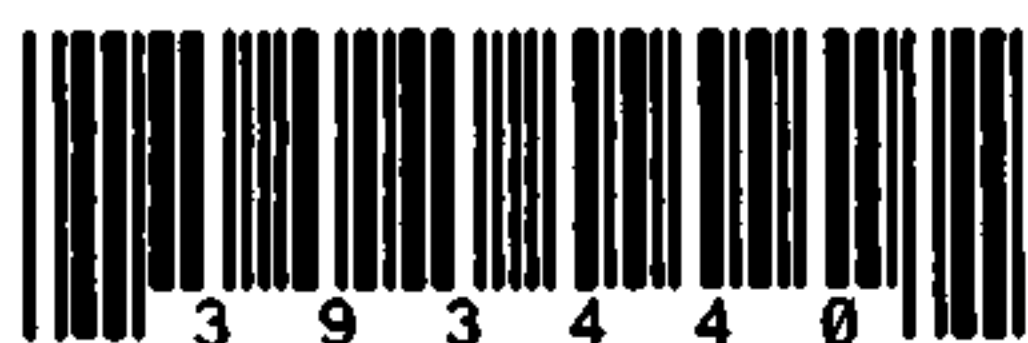
KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 6th day of November, 2007, Gloria A. Pegram and Wayne B. Pegram, husband and wife, executed that certain mortgage on real property hereinafter described to Beneficial Alabama Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20071113000519600, and

WHEREAS, in and by said mortgage, the Mortgagee 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 Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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 Beneficial Financial I, Inc. successor by merger to Beneficial Alabama, Inc. 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 March 22, 2017, March 29, 2017, and April 5, 2017; and

WHEREAS, on April 26, 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 Beneficial Financial I, Inc.



successor by merger to Beneficial Alabama, Inc. 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, Beneficial Financial I, Inc. successor by merger to Beneficial Alabama, Inc. was the highest bidder and best bidder in the amount of Thirty-Six Thousand Eight Hundred Sixty-Two And 07/100 Dollars (\$36,862.07) on the indebtedness secured by said mortgage, the said Beneficial Financial I, Inc. successor by merger to Beneficial Alabama, Inc., by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Mortgagee, does hereby grant, bargain, sell and convey unto Beneficial Financial I, Inc. successor by merger to Beneficial Alabama, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A tract of land located in the Southwest Quarter of Northwest Quarter of Section 18, Township 21 South, Range 2 East, Shelby County, Alabama, more particularly described as follows: Commence at a point on the Northeast line of Lot 1, Block 1, Parker's Subdivision as recorded, said point being 5 feet Northwest of the most Easterly corner of said lot; thence looking Northwesterly along said lot line, turn 84 degrees 19 minutes right in a Northeasterly direction for a distance of 75.73 feet to the point of curve to the right, said curve being subtended by a central angle of 5 degrees 24 minutes 24 seconds and having a radius of 348.33 feet; thence around the arc of said curve 32.92 feet to the Point of Beginning of tract of land herein described, said Point of Beginning being on the arc of a curve to the right, said curve being subtended by a central angle of 17 degrees 52 minutes 46 seconds, and having a radius of 348.33 feet; thence continue around the arc of said curve 108.65 feet; thence 81 degrees 03 minutes 37 seconds left from chord of said curve Northwesterly 305.76 feet; thence 107 degrees 35 minutes 46 seconds left Southwesterly along a projection of the Northwest line of Lot 3, Block 1, Parker's subdivision a distance of 200.7 feet, thence 90 degrees 17 minutes left Southeasterly a distance of 275.15 feet, more or less to the Point of Beginning.

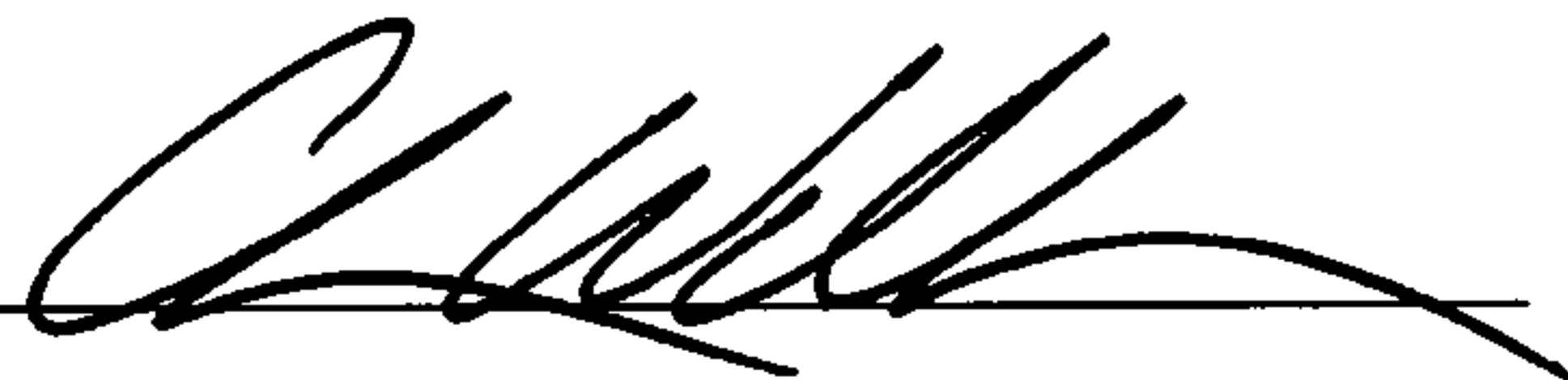
TO HAVE AND TO HOLD the above described property unto Beneficial Financial I, Inc. successor by merger to Beneficial Alabama, Inc. its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided 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.



IN WITNESS WHEREOF, Beneficial Financial I, Inc. successor by merger to Beneficial Alabama, Inc.,
has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said
sale for said Mortgagee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on
this 1 day of May, 2017.

Beneficial Financial I, Inc. successor by merger to
Beneficial Alabama, Inc.

By: Red Mountain Title, LLC
Its: Auctioneer

By: 

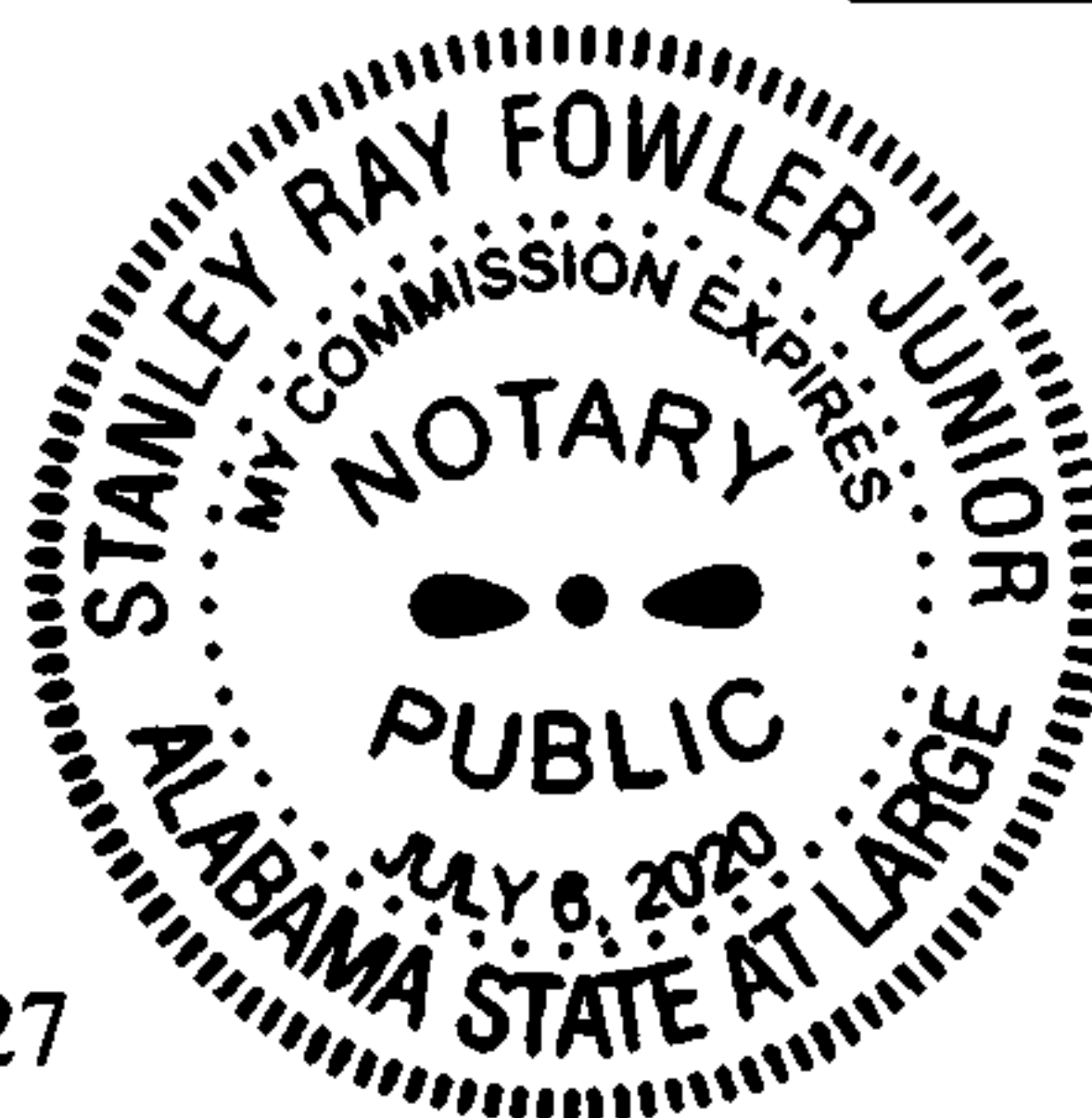
STATE OF ALABAMA)

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 Beneficial Financial I, Inc. successor by merger to Beneficial
Alabama, Inc., 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 Mortgagee.

Given under my hand and official seal on this 1 day of May, 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*

Grantor's Name Beneficial Financial I, Inc.
successor by merger to
Beneficial Alabama, Inc.
c/o HSBC

Grantee's Name Beneficial Financial I, Inc.
successor by merger to Beneficial
Alabama, Inc.
c/o HSBC

Mailing Address Attention: Tanya Wood
636 Grand Regency
Boulevard
Brandon, FL 33510

Mailing Address Attention: Tanya Wood
636 Grand Regency
Boulevard
Brandon, FL 33510

Property Address 604 Mountain View Dr
Wilsonville, AL 35186

Date of Sale 04/26/2017

Total Purchase Price \$36,862.07

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 4/26/2017

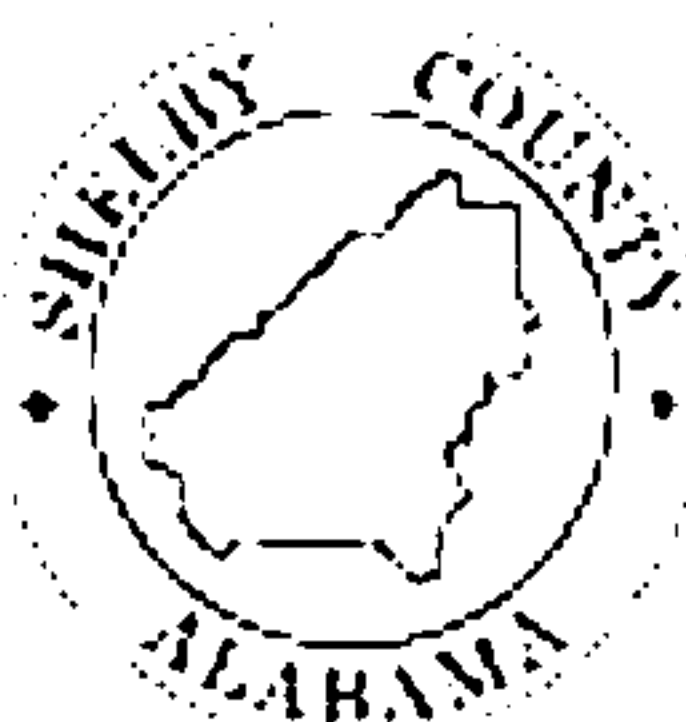
Print Emily Coyne

Sign Emily Coyne

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 05/10/2017 03:33:28 PM
 \$25.00 CHERRY
 20170510000163390

James W. Fuhrmeister