

THIS INSTRUMENT WAS PREPARED

BY:

David Sigler, Esq.
244 Inverness Center Dr
Ste 200
Birmingham, AL 35242

SEND TAX NOTICES TO:

My Place Rentals LLC
1222 Edenton Street
Birmingham, AL 35242



20171211000441760 1/4 \$190.50
Shelby Cnty Judge of Probate, AL
12/11/2017 03:20:49 PM FILED/CERT

GRANTOR

Mark Howard Slater
2329 Marion Walk Drive
Atlanta, GA 30339

GRANTEE

My Place Rentals LLC
1222 Edenton Street
Birmingham, AL 35242

Property Address: 1024 Inverness Cove Way, Birmingham, AL 35242

Purchase Price: \$165,500.00

Sale Date: November 13, 2017

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on June 17, 2014, Mark Howard Slater, unmarried, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for SUNTRUST MORTGAGE, INC., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20140707000204500;

and subsequently transferred and assigned to Specialized Loan Servicing LLC, and said assignment being recorded in Instrument Number, 20170526000183820; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper

published in said city by publication once a week for three 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Specialized Loan Servicing LLC ("Transferee") 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 by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of October 18, 2017, October 25, 2017, November 1, 2017; and

WHEREAS, on November 13, 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 and properly conducted, and Specialized Loan Servicing LLC did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Shelby County Courthouse door in the Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Grace Evanko was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Specialized Loan Servicing LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of My Place Rentals LLC, in the amount of \$165,500.00, which sum of money Specialized Loan Servicing LLC offered to credit on the indebtedness secured by said mortgage, and the said Specialized Loan Servicing LLC, by and through David Sigler, as attorney for said Specialized Loan Servicing LLC, does hereby GRANT, BARGAIN, SELL



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AND CONVEY unto the said My Place Rentals LLC, the following described property situated in Shelby County, Alabama, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN CITY OF VESTAVIA HILLS, SHELBY COUNTY, STATE OF ALABAMA, AS MORE FULLY DESCRIBED IN DEED BOOK 20060616000287230, ID# 10-1-02-0-011-004.000, BEING KNOWN AND DESIGNATED AS:

LOT 4B ACCORDING TO THE FINAL PLAT OF THE RESIDENTIAL SUBDIVISION INVERNESS COVE PHASE 1 RESURVEY #2 AS RECORDED IN MAP BOOK 36 PAGE 44 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA

TO HAVE AND TO HOLD the above described property to My Place Rentals LLC and its successors and assigns; 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.

IN WITNESS WHEREOF, Specialized Loan Servicing LLC has caused this instrument to be executed by and through David Sigler, as attorney for said Transferee, and said David Sigler, as attorney for said Transferee, has hereto set his hand and seal on this the 29th day of

November 2017.

Specialized Loan Servicing LLC

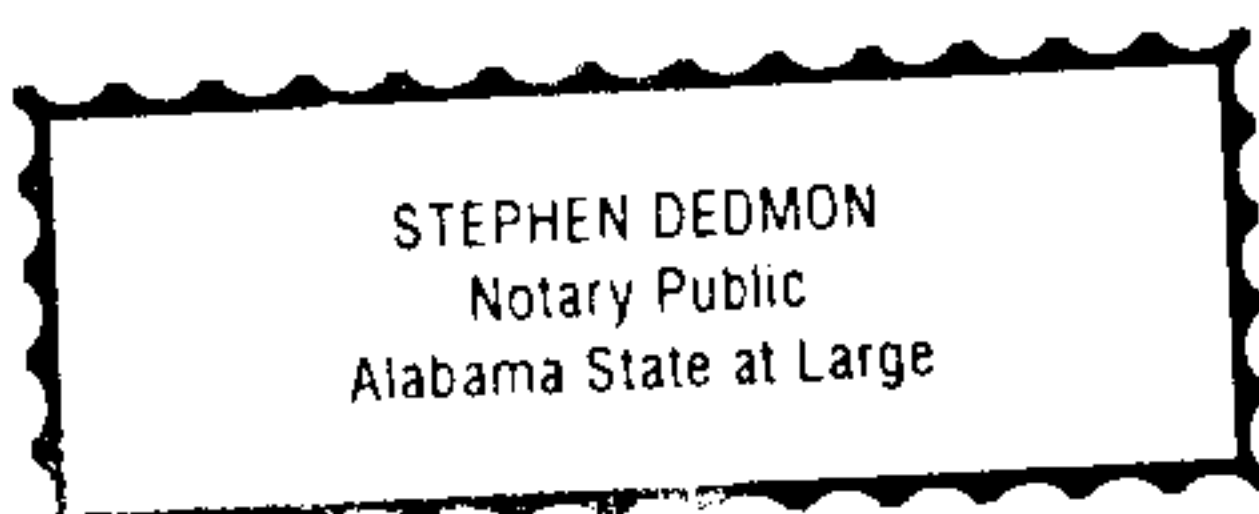
By: [Signature]
David Sigler, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF SHELBY)

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I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that David Sigler, whose name as Attorney for Specialized Loan Servicing LLC, 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 said conveyance, he, as such attorney for Specialized Loan Servicing LLC and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 29th day of November, 2017.



[Signature]
Notary Public
My Commission Expires: 5/11/19

Real Estate Sales Validation Form

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

Grantor's Name Mark Slater
Mailing Address 2329 Marion Walk Dr
Atlanta, GA 30339

Grantee's Name My Place Rentals LLC
Mailing Address 1222 Edenton St
Birmingham, AL 35243

Property Address 1024 Inverness Cove Way
Birmingham, AL 35242

Date of Sale 11-13-17

Total Purchase Price \$ 145,500.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Deed

☐ 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).

ate _____

Print Ellen A. Nunley

Sign

Ellen A. Nunley

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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