

STATE OF ALABAMA
COUNTY OF SHELBY

FORECLOSURE DEED

KNOWN ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore on, to-wit, June 13, 2012, Megan N. Bryant, as Mortgagor, executed a Real Estate Mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as Nominee for Network Funding, LP which is recorded as Instrument Number 20120620000217850, in the Office of the Judge of Probate, Shelby County, Alabama on June 20, 2012 and subsequently assigned to J.P Morgan Mortgage Acquisition Corp. and recorded as Instrument Number 20161128000432590 on November 26, 2016, and,

WHEREAS, in and by said Real Estate Mortgage, the said 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 Courthouse door of said County, 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 consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said Real Estate Mortgage provided that in case of sale under the power and authority contained in same, the said 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 Real Estate Mortgage that the said 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 Real Estate Mortgage, and the said Mortgagee did declare all of the indebtedness secured by said Real Estate Mortgage due and payable and said Real Estate Mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said Real Estate Mortgage in the Shelby County Reporter, a newspaper published in Shelby County, in its issues of February 21, 2018, February 28, 2018, and March 7, 2018; and,

WHEREAS, on March 12, 2018, 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 the said Mortgagee did offer for sale and sell at public outcry in front of the door of the Courthouse of Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, Janice Zomes, was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Mortgagee; and,

WHEREAS, the highest and best bid for the property described in the aforementioned Real Estate Mortgage was the bid of BHM Capital, LLC, in the amount of \$90,200.00, which sum of money the said Mortgagee offered to credit on the indebtedness secured by said Real Estate Mortgage and said property was thereupon sold to the said BHM Capital, LLC;

NOW THEREFORE, in consideration of the premises and of a credit in the amount of \$90,200.00 on the indebtedness secured by said Real Estate Mortgage, the said Mortgagee by and through Janice Zomes, as Auctioneer conducting said sale and as Attorney-in-Fact for said Mortgagee, and the said Janice Zomes, as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said BHM Capital, LLC, the following described real property situated in Calera, Alabama, to-wit:

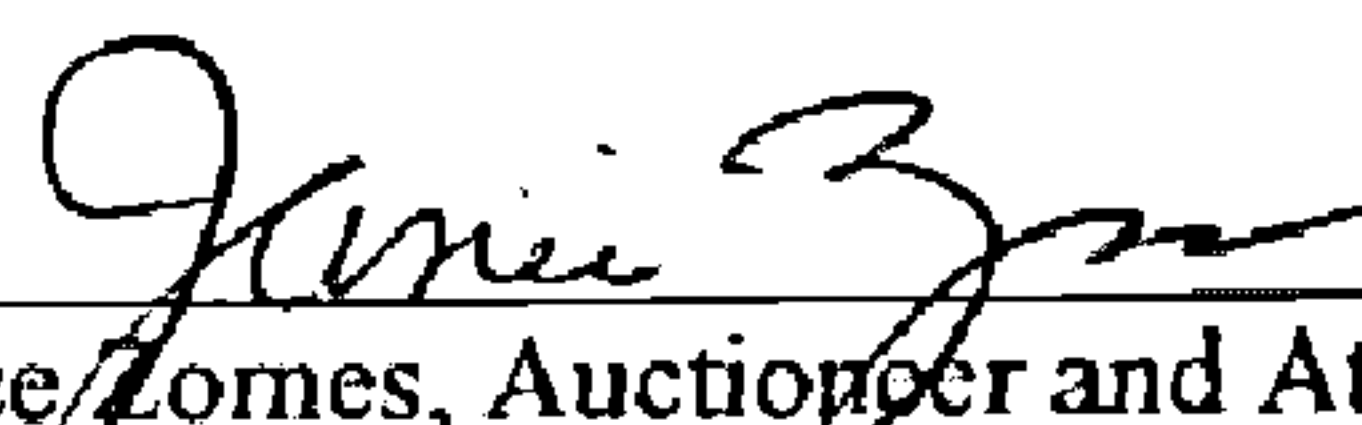
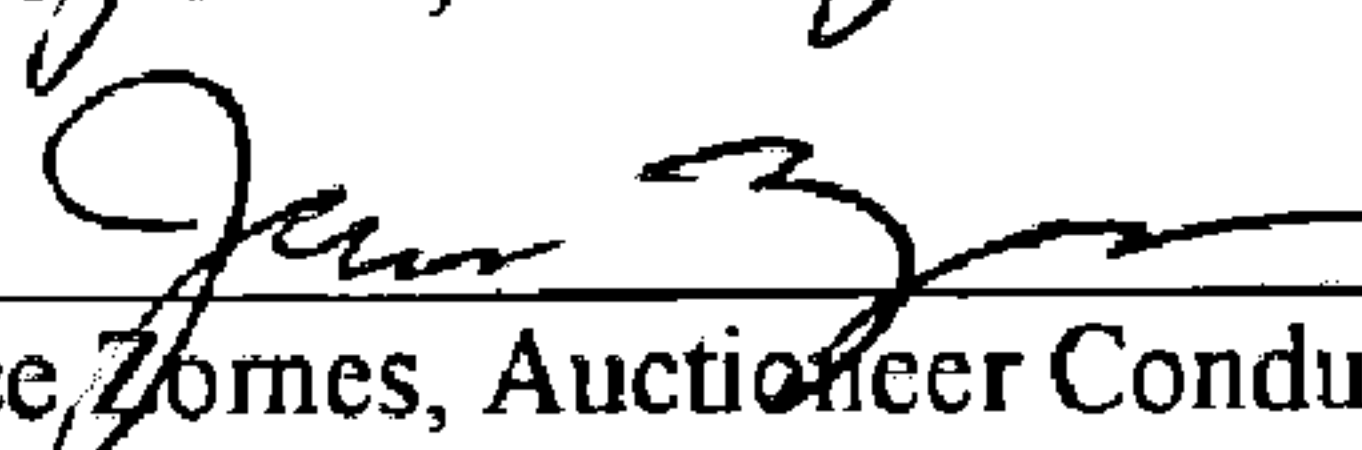
Lot 32, according to the Survey of Hampton Square, as recorded in Map Book 42, Page

114, in the Probate Office of Shelby County, Alabama.

Commonly known as: 324 Maggie Way Calera, AL 35040

TO HAVE AND TO HOLD the above described property unto BHM Capital, LLC, 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.

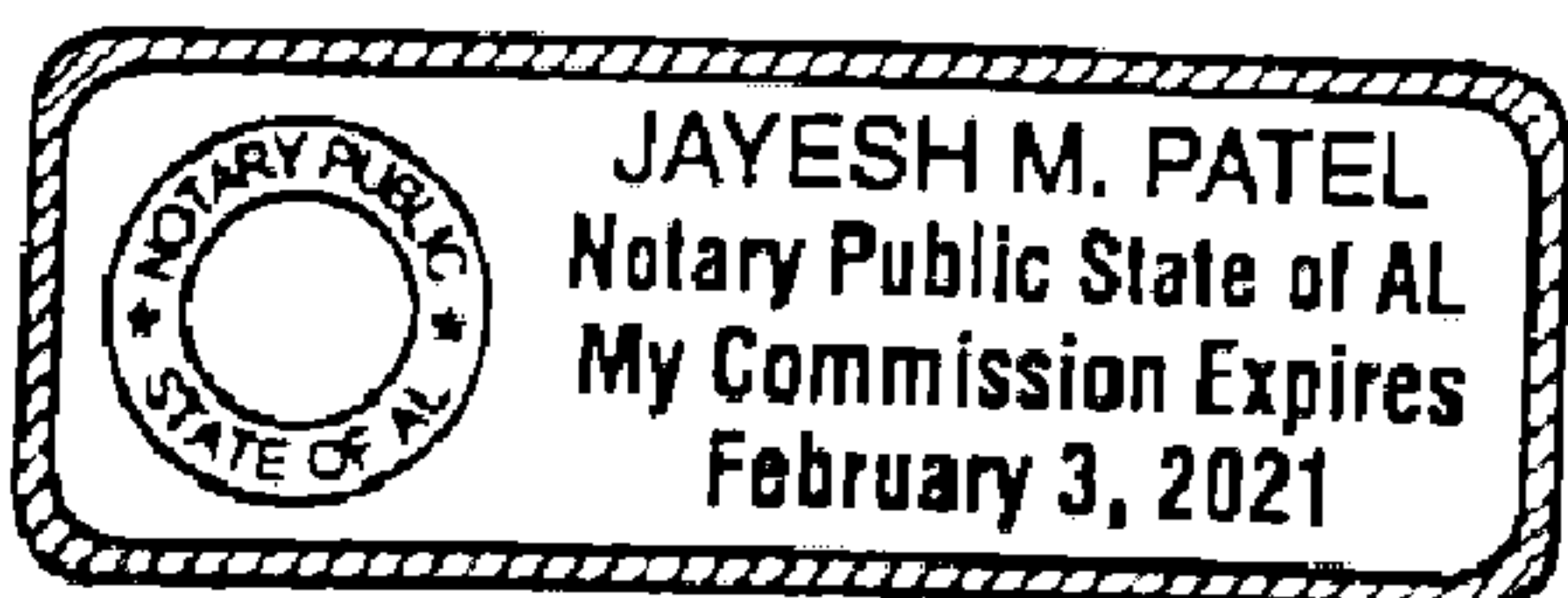
IN WITNESS WHEREOF, the said Mortgagee has caused this instrument to be executed by and through Janice Zornes, as Auctioneer conducting this said sale and as Attorney-in-Fact, and Janice Zornes, as Auctioneer conducting said sale, has hereto set his hand and seal on this, the 5 day of April, 2018.

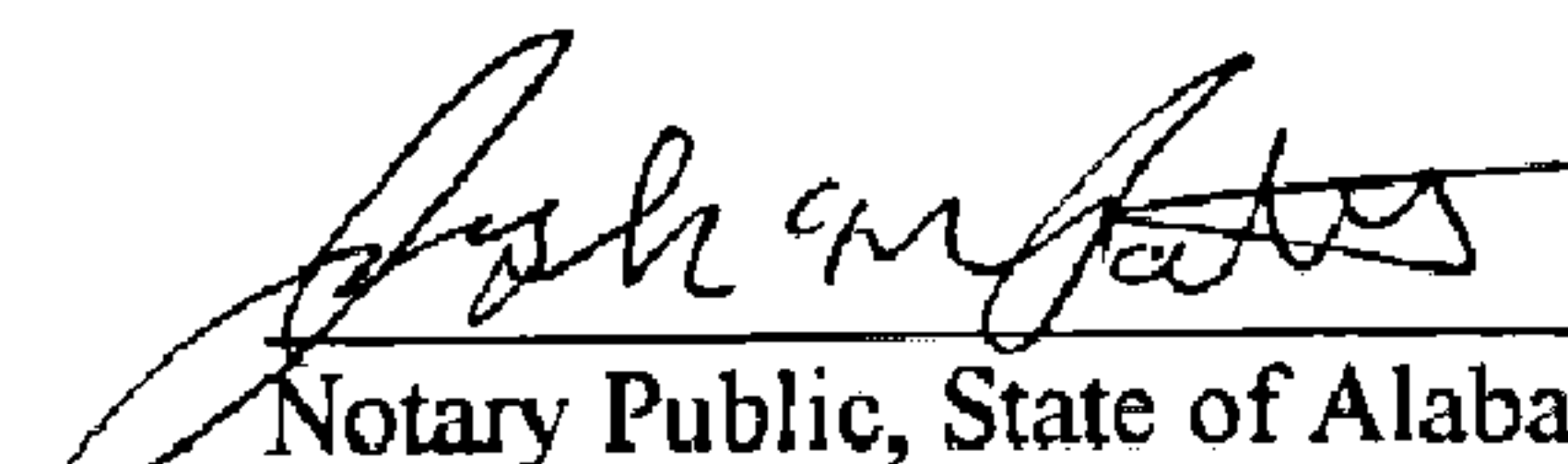

Janice Zornes, Auctioneer and Attorney-in-Fact

Janice Zornes, Auctioneer Conducting said Sale

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Janice Zornes, whose name as Auctioneer and Attorney-in-Fact for J.P Morgan Mortgage Acquisition Corp. 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 said Auctioneer and Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this, the 5th day of April, 2018.




Notary Public, State of Alabama at Large
My Commission Expires: Feb 3, 2021

This instrument was prepared by: Kent McPhail/Kent McPhail & Associates, LLC; 126 Government St., Mobile, AL 36602.

Send Tax Notice To: BHM Capital, LLC; 3545 Lorna Ridge Dr. Birmingham, AL 35216

Real Estate Sales Validation Form

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

Grantor's Name Megan N. Bryant
Mailing Address 324 Maggie Way
Calera, AL 35040

Grantee's Name BHM Capital, LLC
Mailing Address 3545 Loma Ridge Drive
Birmingham, Al 35216

Property Address 324 Maggie Way
Calera, AL 35040

Date of Sale 03/12/2018
Total Purchase Price \$ 90,200.00
or
Actual Value \$

20180406000114350 04/06/2018 07:58:16 AM FCDEEDS 3/3 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 bid amount at foreclosure 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 4/5/18

Print Janice Zornes

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/06/2018 07:58:16 AM
\$111.50 CHERRY
20180406000114350

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Janice Zornes