

**PREPARED BY:**

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Birmingham, AL 35203

STATE OF ALABAMA  
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20150114000013950

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, January 12, 2015, **Matthew Knudsen, Sole Owner , Mortgagor**, did execute a certain mortgage to **PNC Mortgage, a Division of PNC Bank, National Association** , which said mortgage is recorded in Instrument No. 20150114000013950, in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said PNC Bank, National Association 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 02/14/2018, 02/21/2018, 02/28/2018; and

WHEREAS, on March 26, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice at 11:16 o'clock am pm, between the legal hours of sale, said foreclosure was duly and properly conducted and PNC Bank, National Association 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 Chelsea, 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 PNC Bank, National Association in the amount of **TWO HUNDRED FIVE THOUSAND TWO HUNDRED DOLLARS AND NO CENTS (\$205,200.00)** which sum the said PNC Bank, National Association offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said PNC Bank, National Association ; 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 TWO HUNDRED FIVE THOUSAND TWO HUNDRED DOLLARS AND NO CENTS (\$205,200.00), cash, on the indebtedness secured by said mortgage, the said Matthew Knudsen, Sole Owner , acting by and through the said PNC Bank, National Association as transferee, by Grace Evanko , as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto PNC Bank, National Association , and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 34, according to the Survey of Deer Ridge Lakes, Sector 2, as recorded in Map Book 32, Page 24, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto PNC Bank, National Association, 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.

IN WITNESS WHEREOF, Matthew Knudsen, Sole Owner, Mortgagor(s) by the said PNC Bank, National Association have caused this instrument to be executed by Grace Evanko, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Grace Evanko, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 4<sup>th</sup> day of April, 2018.

Matthew Knudsen, Mortgagor(s)

PNC Bank, National Association, Mortgagee or Transferee of Mortgagee

By:  
(sign)

(print) Grace Evanko

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 Grace Evanko, 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.

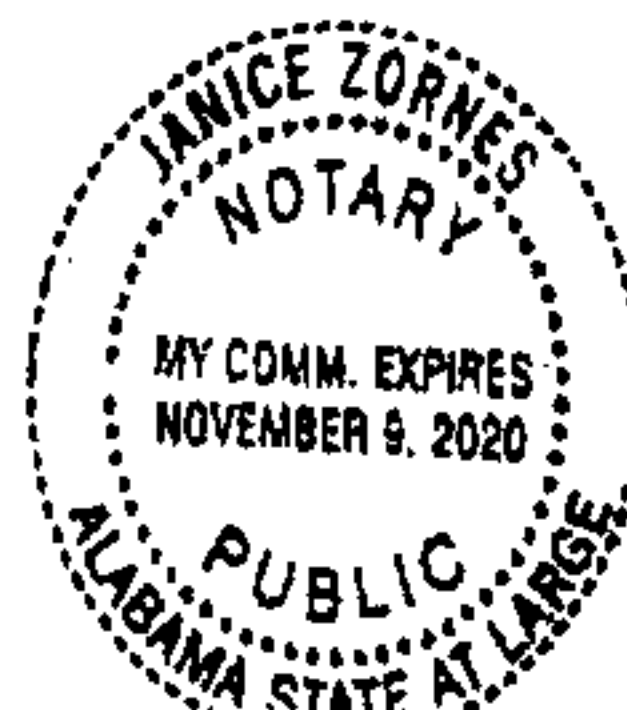
Given under my hand and official seal this 4<sup>th</sup> day of April, 2018.

  
NOTARY PUBLIC

My Commission Expires: November 9, 2020

Grantee Name / Send tax notice to:  
ATTN:  
PNC MORTGAGE  
3232 Newmark Drive  
Miamisburg, OH 45342

File No.: 95618



20180409000117390 04/09/2018

20180409000117390 3/3 \$22.00  
 Shelby Cnty Judge of Probate, AL  
 04/09/2018 10:37:06 AM FILED/CERT

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Matthew Knudsen	Grantee's Name	PNC Bank, National Association
Mailing Address		Mailing Address	3232 Newmark Drive Miamisburg, OH 45342
Property Address	417 Fawn Drive Chelsea, AL 35043	Date of Sale	March 26, 2018
		Total Purchase price	205,200.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<input type="checkbox"/> 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 April 2018 Print Grace Evanko

Unattested Sign [Signature]

(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

File No.: 95618



Filed and Recorded  
 Official Public Records  
 Judge James W. Fahrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 04/09/2018 10:37:06 AM  
 \$22.00 CHERRY  
 20180409000117390