

**PREPARED BY:**

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STATE OF ALABAMA  
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20130311000100810

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, February 28, 2013, **Brent Thompson, Married and Mollie Thompson, Married, Mortgagor**, did execute a certain mortgage to **PNC Mortgage, a division of PNC Bank, National Association**, which said mortgage is recorded in Instrument No. 20130311000100810, in the Office of the Judge of Probate of Shelby County, Alabama.; and

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 05/16/2018, 05/23/2018, 05/30/2018; and

WHEREAS, on June 11, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice at 11:12 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 Pelham, 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 HOME DEALS ALABAMA in the amount of **ONE HUNDRED TWENTY-SIX THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$126,500.00)** 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 HOME DEALS ALABAMA; 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 TWENTY-SIX THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$126,500.00), cash, on the indebtedness secured by said mortgage, the said Brent Thompson, Married and Mollie Thompson, Married, 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 HOME DEALS ALABAMA, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

All that certain parcel of land situated in the City of Pelham, County of Shelby, State of Alabama, being known and designated as Lot 214 according to the survey of the Glen at Stonehaven as recorded in Map Book 26, Page 91 in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from Donald N. Butler and Gretchen Butler, husband and wife to Brent Thompson and Mollie Thompson, as joint tenants, as described in Inst# 20050808000404890, dated 08/03/2005, Recorded 08/08/2005 in Shelby County Records.

TO HAVE AND TO HOLD the above described property unto HOME DEALS ALABAMA, 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, Brent Thompson, Married and Mollie Thompson, Married, 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 12<sup>th</sup> day of June, 2018.

Brent Thompson and Mollie Thompson, 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 12<sup>th</sup> day of June, 2018.

Jessie D. Green  
NOTARY PUBLIC

My Commission Expires: 01-07-2022

My Commission Expires 01/07/2022

Grantee Name / Send tax notice to:  
ATTN:  
HOME DEALS ALABAMA  
2422 Royal Lane  
Pelham, AL 35124

My commission expires

01/07/2022

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

Grantor's Name	Brent Thompson and Mollie Thompson	Grantee's Name	HOME DEALS ALABAMA
Mailing Address	126 Stonehaven Way Pelham, AL 35124	Mailing Address	2422 Royal Lane Pelham, AL 35124
Property Address	126 Stonehaven Way Pelham, AL 35124	Date of Sale	June 11, 2018
		Total Purchase price	\$126,500.00
		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.

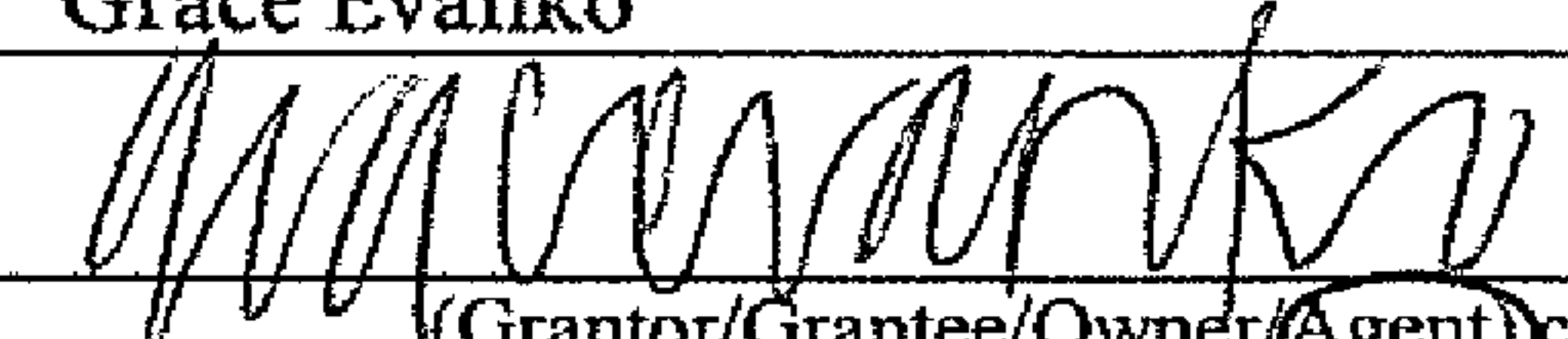
Date of Sale - the date on which interest to the property was conveyed.

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	12 June 2018	Print	Grace Evanko
Unattested	PC	Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 06/15/2018 11:37:30 AM  
 \$178.50 JESSICA  
 20180615000212410

File No.: 942018