

PREPARED BY:

Matthew W. Penhale, Esq.
McCalla Raymer Leibert Pierce, LLC
Two North Twentieth
2-20th Street North, Suite 1000
Birmingham, AL 35203

STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20150608000189970

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, May 22, 2015, Elizabeth I. Gorenflo, A Single Woman , Mortgagor, did execute a certain mortgage to Mortgage Electronic Registration Systems, Incorporated, as nominee for Interline Mortgage Services, LLC, its successors and assigns, which said mortgage is recorded in Instrument No. 20150608000189970, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to LakeView Loan Servicing, LLC, as transferee, said transfer is recorded in Instrument 20180202000036400, aforesaid records, and LakeView Loan Servicing, LLC, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said LakeView Loan Servicing, LLC 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 06/27/2018,07/04/2018,07/11/2018; and

WHEREAS, on July 30, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice at 1:53 o'clock pm between the legal hours of sale, said foreclosure was duly and properly conducted and LakeView Loan Servicing, LLC 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 Calera, 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 BHM Capital, LLC in the amount of **ONE HUNDRED THIRTEEN THOUSAND SIX HUNDRED ONE DOLLARS AND NO CENTS (\$113,601.00)** which sum the said LakeView Loan Servicing, LLC offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said BHM Capital, LLC; 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 THIRTEEN THOUSAND SIX HUNDRED ONE DOLLARS AND NO CENTS (\$113,601.00), cash, on the indebtedness secured by said mortgage, the said Elizabeth I. Gorenflo, A Single Woman , acting by and through the said LakeView Loan Servicing, LLC as transferee, by Michael Corvin, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto BHM Capital, LLC, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 1009, ACCORDING TO THE FINAL PLAT OF WATERFORD HIGHLANDS, SECTOR 4, PHASE 2,
AS RECORDED IN MAP BOOK 36, PAGE 15A & 15B, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA. APN # 22-8-27-4-002-007.000

TO HAVE AND TO HOLD the above described property unto BHM Capital, LLC, 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, Elizabeth I. Gorenflo, A Single Woman, Mortgagor(s) by the said LakeView Loan Servicing, LLC have caused this instrument to be executed by Michael Corvin, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Michael Corvin, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 3rd day of August, 2018.

Elizabeth I. Gorenflo, Mortgagor(s)

LakeView Loan Servicing, LLC, Mortgagee or Transferee of Mortgagee

By:
(sign)

(print)

Michael Corvin
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 Michael Corvin, 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 3rd day of August, 2018.

[Signature]
NOTARY PUBLIC

My Commission Expires:

3-8-22

Grantee Name / Send tax notice to:

ATTN:

BHM Capital, LLC

110 12th St N

Birmingham, AL 35203

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Elizabeth I. GorenfloMailing Address 1476 Highview Dr
Calera, AL 35040Property Address 1476 Highview Dr
Calera, AL 35040Grantee's Name BHM Capital, LLCMailing Address 110 12th St N
Birmingham, AL 35203Date of Sale July 30, 2018Total Purchase price \$113,601.00

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)

Bill of SaleSales ContractClosing StatementAppraisalx Other FC Sale

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 7/30/18

Print _____

Cory Clark

Unattested _____

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
08/08/2018 10:11:24 AM
\$135.00 CHERRY
20180808000282260

A handwritten signature in black ink, likely belonging to Judge James W. Fuhrmeister, is written over the official stamp.