

SEND TAX NOTICE TO:
Daniel Hidalgo
9240 Hwy 25
Calera, AL 35040


20180827000307460 1/4 \$60.50
Shelby Cnty Judge of Probate, AL
08/27/2018 02:47:17 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 18th day of July, 2011, Rebecca B. Hallford, married, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Royal United Mortgage LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20110829000255300, said mortgage having subsequently been transferred and assigned to Bank of America, N.A., by instrument recorded in Instrument No. 20180125000024750, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after 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 (3) 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Bank of America, N.A. did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 11, 2018, July 18, 2018, and July 25, 2018; and

WHEREAS, on August 14, 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 conducted, and Bank of America, N.A. did offer



Shelby County, AL 08/27/2018
State of Alabama
Deed Tax: \$35.50

for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Daniel Hidalgo was the highest bidder and best bidder in the amount of Thirty-Five Thousand One Hundred And 00/100 Dollars (\$35,100.00) on the indebtedness secured by said mortgage, the said Bank of America, N.A., by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby remise, release, quit claim and convey unto Daniel Hidalgo all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the SW Corner of Section 6, Township 21 South, Range 2 East; thence run North 2 degrees 30 minutes West along the West line thereof for 1314.93 feet; thence North 87 degrees 58 minutes East run 30.0 feet to the Point of Beginning; thence continue North 87 degrees 58 minutes East for 489.50 feet to the intersection of the West line of Lot 37, of Mitchell Subdivision recorded in Map Book 4, Page 41 in the Probate Office of Shelby County, Alabama; thence North 2 degrees 30 minutes West along the West line of said lot for 19.61 feet to the Southerly R/W of Kennedy Avenue; thence Northwesterly along said R/W and along a 4 degrees 30 minute curve to the right a distance of 102.05 feet; thence North 74 degrees 08 minutes West along said R/W for 68.20 feet; thence North 15 degrees 52 minutes East along said R/W for 5.0 feet; thence Westerly along said R/W along a 7 degrees 06 minutes curve to the left a distance of 193.96 feet; thence continue Westerly along said R/W South 89 degrees 45 minutes West for 137.40 feet to the East R/W of Hebb Street; thence South 2 degrees 30 minutes East along the East R/W of Hebb Street for 114.06 feet to the Point of Beginning, according to the survey of Thomas E. Simmons, LS No. 12945, Dated June 9, 1995.

The hereinabove described property being one and the same as described in mortgage recorded in Instrument Number 20110829000255300 and deed recorded in Instrument Book 1995, Page 16037.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto Daniel Hidalgo, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by



Version 1.3



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the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Bank of America, N.A., has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 21 day of August, 2018.

Bank of America, N.A.

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]

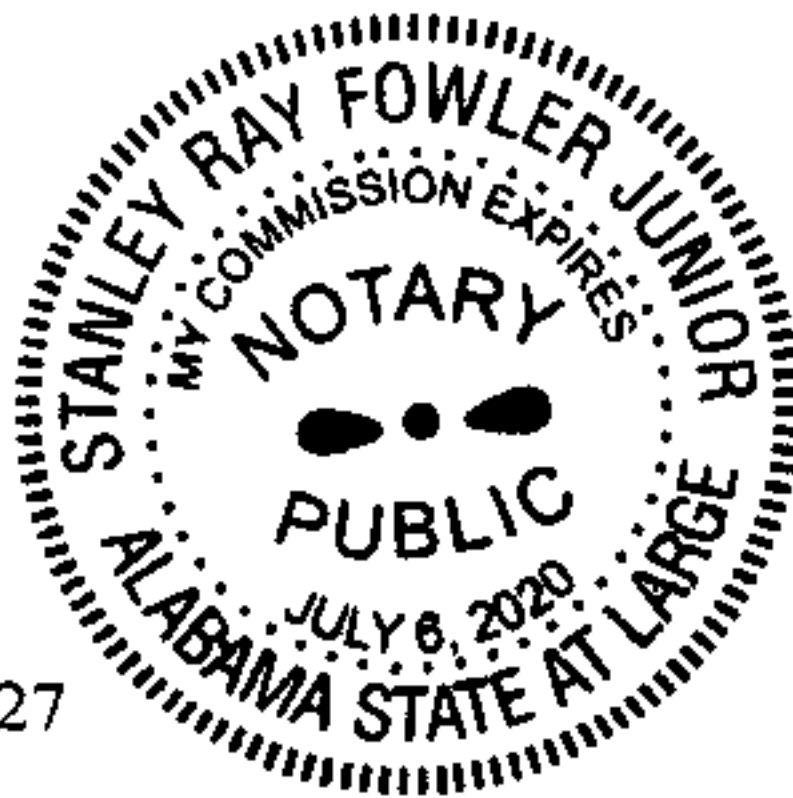
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Bank of America, N.A., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of said conveyance, she, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 21 day of August, 2018.

This instrument prepared by:
Jahan Berns
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



[Signature]
Notary Public
My Commission Expires: _____

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Real Estate Sales Validation Form

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

Grantor's Name Bank of America, N.A.
c/o Bank of America, N.A.

Grantee's Name Daniel Hidalgo

Mailing Address 7105 Corporate Drive, Mail Stop
PTX-C-35
Plano, TX 75024

Mailing Address 9240 Hwy 25
Calera AL 35040

Property Address 235 Hebb Road
Wilsonville, AL 35186

Date of Sale 08/14/2018

Total Purchase Price \$35,100.00

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 Bid Price

☐ 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.

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 _____

Print _____

☐ Unattested

(verified by)

Sign _____

(Grantor / Grantee / Owner / Agent) circle one



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