

SEND TAX NOTICE TO:
Bayview Loan Servicing, LLC
4425 Ponce De Leon Boulevard
5th Floor
Coral Gable, FL 33134

20181004000355030
10/04/2018 01:24:31 PM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

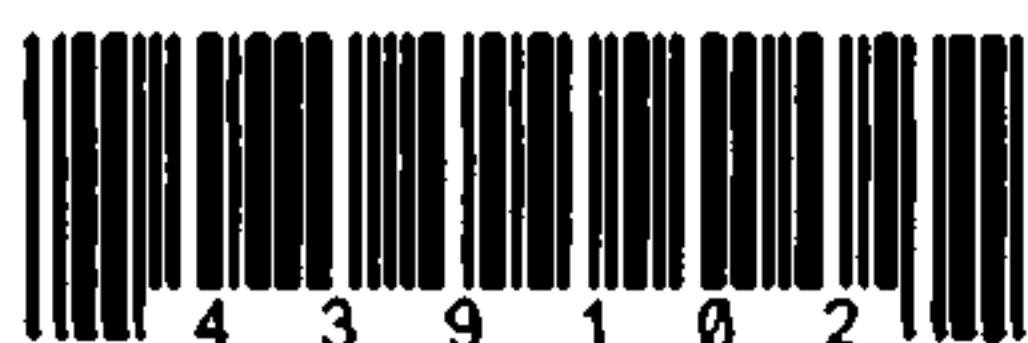
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 27th day of August, 2007, William H. Buie and Gail M Buie, a married couple, executed that certain mortgage on real property hereinafter described to CitiFinancial Corporation, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070829000407730, said mortgage having subsequently been transferred and assigned to Bayview Loan Servicing, LLC, by instrument recorded in Instrument No. 20170130000036110, 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 Bayview Loan Servicing, LLC, a Delaware Limited Liability Company 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 August 29, 2018, September 5, 2018, and September 12, 2018; and

WHEREAS, on September 25, 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 Bayview Loan Servicing, LLC, a Delaware Limited Liability Company did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Bayview Loan Servicing, LLC, a Delaware Limited Liability Company was the highest bidder and best bidder in the amount of Forty-Seven Thousand One Hundred And 00/100 Dollars (\$47,100.00) on the indebtedness secured by said mortgage, the said Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Bayview Loan Servicing, LLC, a Delaware Limited Liability Company all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Begin at the Southwest Corner of SW 1/4 of SW 1/4 of Section 36, Township 21, Range 1 West, thence North 2 degrees 30 minutes West 457.4 feet; thence North along the same line 206 feet to a starting point; thence South 84 degrees 15 minutes West 665 feet, more or less to the right of way of the Egg and Butter Road; thence North 13 degrees 15 minutes West 70 feet along said right of way of the Egg and Butter Road; thence East and parallel to the South line of the land owned by Clarence Harris and Dorothy Harris 665 feet, more or less to the forty acre line, thence South along the forty acre line 70 feet to a point of beginning, being situated in the SE 1/4 of SE 1/4 of Section 35, Township 21, Range 1 West.

TO HAVE AND TO HOLD the above described property unto Bayview Loan Servicing, LLC, a Delaware Limited Liability Company its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by 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, Bayview Loan Servicing, LLC, a Delaware Limited Liability Company
, 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 2 day of October, 2018.

Bayview Loan Servicing, LLC, a Delaware
Limited Liability Company

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]

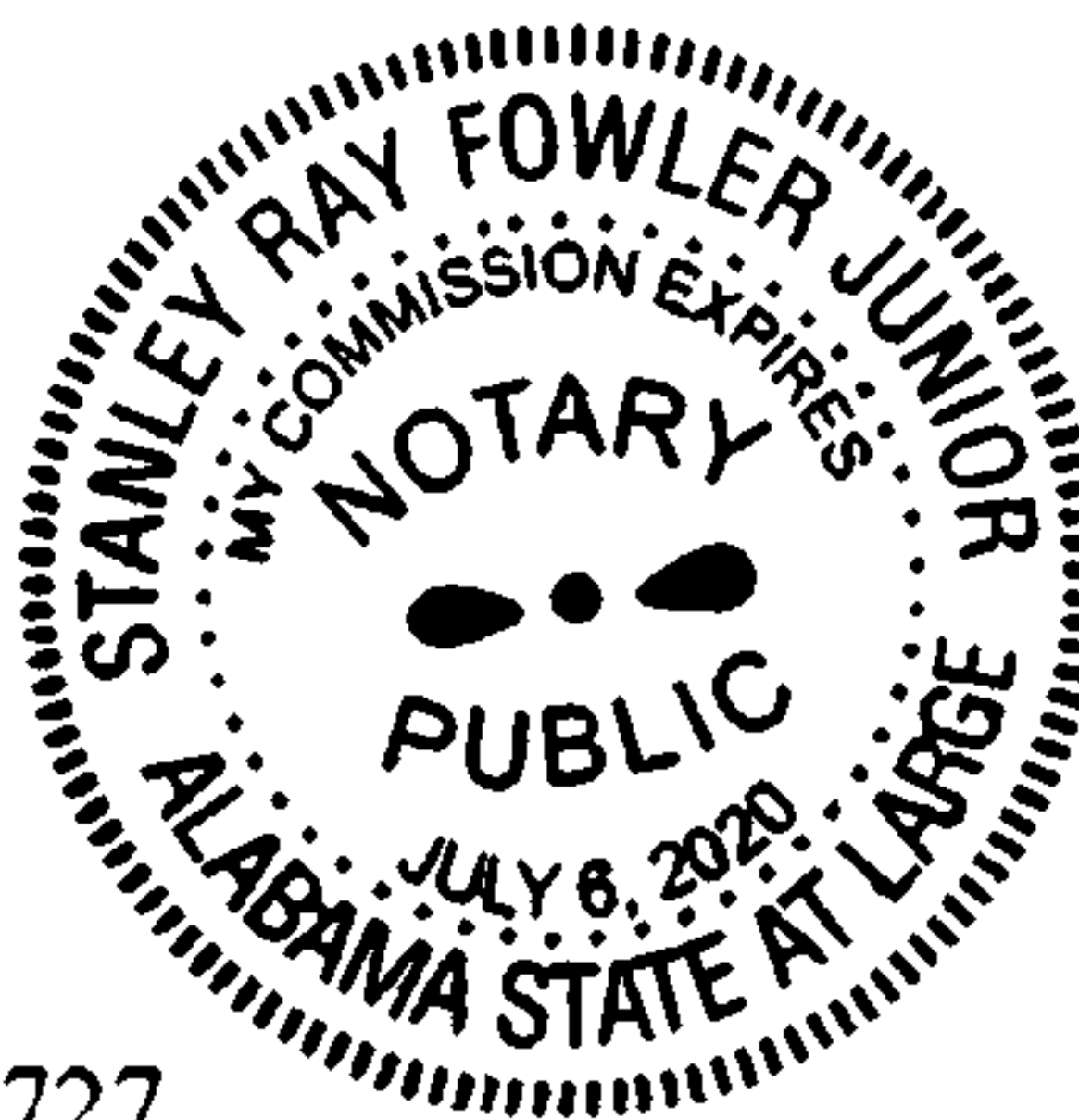
STATE OF ALABAMA)

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 Bayview Loan Servicing, LLC, a Delaware Limited
Liability Company, 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 2 day of October, 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. _____



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

Grantor's Name Bayview Loan Servicing, LLC, a
Delaware Limited Liability
Company
c/o Bayview Loan Servicing,
LLC

Grantee's Name Bayview Loan Servicing, LLC, a
Delaware Limited Liability
Company
c/o Bayview Loan Servicing,
LLC

Mailing Address 4425 Ponce De Leon Boulevard
5th Floor
Coral Gable, FL 33134

Mailing Address 4425 Ponce De Leon Boulevard
5th Floor
Coral Gable, FL 33134

Property Address 1231 Hwy 37
Columbiana, AL 35051

Date of Sale 09/25/2018

Total Purchase Price \$47,100.00

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 9/26/18

Print Tiffany Sides

Sign Tiffany Sides

(Grantor / Grantee / Owner / Agent) circle one

☐ Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/04/2018 01:24:31 PM
 \$25.00 CHERRY
 20181004000355030

Allen S. Boyd