

THIS INSTRUMENT WAS PREPARED BY:

Jason Tingle, Esq.
244 Inverness Center Dr Ste 200
Birmingham, AL 35242

SEND TAX NOTICES TO:

Specialized Loan Servicing LLC
8742 Lucent Blvd. STE 300
Highlands Ranch, CO 80129

GRANTOR

Steven Lee Russell
2042 Blue Heron Circle
Birmingham, AL 35242

GRANTEE

Specialized Loan Servicing LLC
8742 Lucent Blvd. STE 300
Highlands Ranch, CO 80129

Property Address: 2042 Blue Heron Circle, Birmingham, AL 35242

Purchase Price: \$330,317.41***Mortgagee credit***

Sale Date: October 29, 2018

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on October 27, 2010, Steven Lee Russell, an unmarried man, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Renasant Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No. 20101103000368310; and subsequently transferred and assigned to Bank of America, N.A., and said assignment being recorded in Instrument No., 20120529000188040; and subsequently transferred and assigned to Specialized Loan Servicing LLC, and said assignment being recorded in Instrument No. 20180124000022650; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 mortgagee or any person conducting said

sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Specialized Loan Servicing LLC ("Transferee") did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of October 3, 2018, October 10, 2018, October 17, 2018; and

WHEREAS, on October 29, 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 and properly conducted, and Specialized Loan Servicing LLC did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Shelby County Courthouse door in the Columbiana, Alabama, the property hereinafter described; and

WHEREAS, John Robison was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Specialized Loan Servicing LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Specialized Loan Servicing LLC, in the amount of \$330,317.41, which sum of money Specialized Loan Servicing LLC offered to credit on the indebtedness secured by said mortgage, and the said Specialized Loan Servicing LLC, by and through Jason Tingle, as attorney for said Specialized Loan Servicing LLC, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Specialized Loan Servicing LLC, the following described property situated in Shelby County, Alabama, to-wit:

Lot 229, according to the Survey of Highland Lakes, 2nd Sector, as recorded in Map Book 20, Page 150, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the private roadways and common area all as more particularly described in the Declaration of Easements and master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as instrument #1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions, and Restrictions, for Highland Lakes, a Residential Subdivision, 1st Sector, recorded as Instrument #1994-07112, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

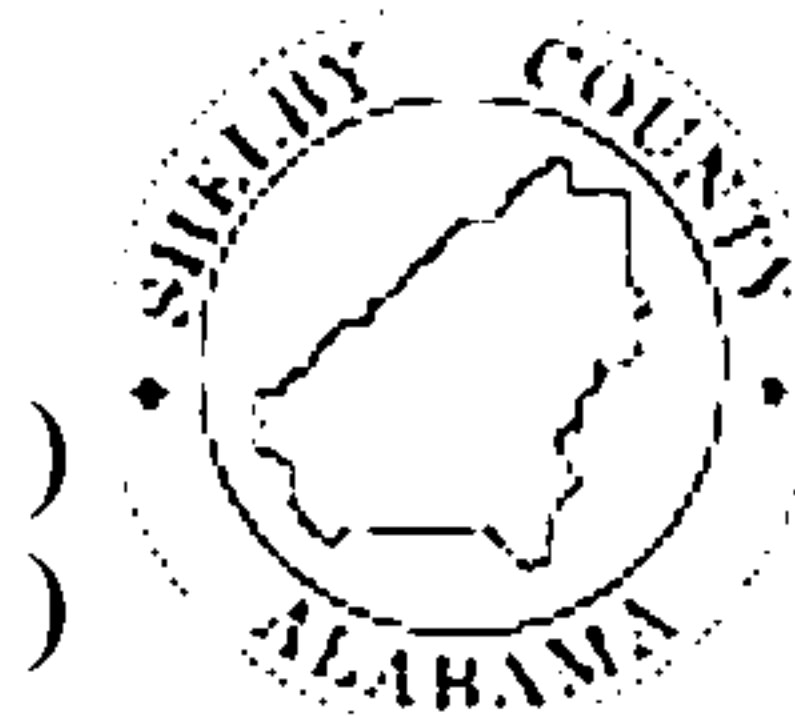
TO HAVE AND TO HOLD the above described property to Specialized Loan Servicing LLC and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Specialized Loan Servicing LLC has caused this instrument to be executed by and through Jason Tingle, as attorney for said Transferee, and said Jason Tingle, as attorney for said Transferee, has hereto set his hand and seal on this the 9th day of November, 2018.

Specialized Loan Servicing LLC

By: [Signature]
Jason Tingle, Attorney for Transferee

STATE OF ALABAMA
COUNTY OF SHELBY



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/09/2018 03:04:28 PM
\$27.00 JESSICA
20181109000399050

[Signature]

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jason Tingle, whose name as Attorney for Specialized Loan Servicing LLC, 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 said conveyance, he, as such attorney for Specialized Loan Servicing LLC and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 9th day of NOVEMBER, 2018.

[Signature]
Notary Public
My Commission Expires: 8-22

