

20181217000438990
12/17/2018 09:54:18 AM
DEEDS 1/4

THIS INSTRUMENT WAS PREPARED BY:

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

SEND TAX NOTICES TO:

Home Deals Alabama, LLC
2422 Royal Lane
Pelham, AL 35124

GRANTOR

Bill Hartstein AKA William Hartstein
2615 N Causeway Blvd E1
Mandeville, LA 70471

GRANTEE

Home Deals Alabama, LLC
2422 Royal Lane
Pelham, AL 35124

Property Address: 1810 Morning Sun Cir, Birmingham, AL 35242

Purchase Price: \$61,000.00

Sale Date: July 9, 2018

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on December 15, 2003, Bill Hartstein AKA William Hartstein, an unmarried man, executed a certain mortgage on the property hereinafter described to ABN AMRO MORTGAGE, INC., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number 20031217000809770; and subsequently transferred and assigned to DITECH FINANCIAL LLCF/K/A GREEN TREE SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY, and said assignment being recorded in Instrument Number 20160321000090260; and subsequently transferred and assigned to Specialized Loan Servicing LLC, and said assignment being recorded in Instrument No. 20171130000429740; 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 June 6, 2018, June 13, 2018, June 20, 2018; and

WHEREAS, on July 9, 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, Grace Evanko 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 Home Deals Alabama, LLC, in the amount of \$61,000.00, 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 Home Deals Alabama, LLC, the following described property situated in Shelby County, Alabama, to-wit:

Unit 1810, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc. is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

TO HAVE AND TO HOLD the above described property to Home Deals Alabama, 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 11th day of July, 2018.

Specialized Loan Servicing LLC

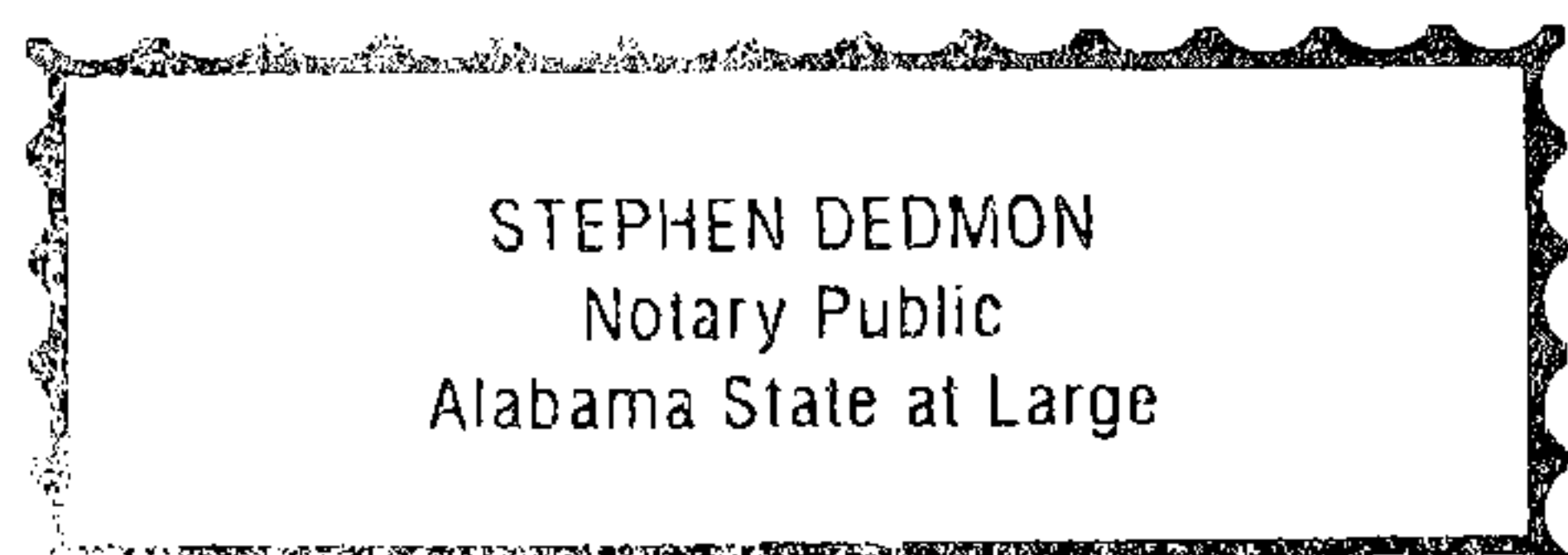
By: [Signature]
Jason Tingle, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF SHELBY)

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 11th day of July, 2018.

[Signature]
Notary Public
My Commission Expires: 5/11/19



Real Estate Sales Validation Form

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

Grantor's Name Bill Hartstein, AKA William Hartstein
 Mailing Address 2615 North Causeway Blvd E1
Mandeville, LA 70471

Grantee's Name Home Deals Alabama, LLC
 Mailing Address 2422 Royal Lane
Pelham, AL 35124

Property Address 1810 Morning Sun Circle
Birmingham, AL 35242

Date of Sale 07/11/18
 Total Purchase Price \$ 61,000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/17/2018 09:54:18 AM
 \$87.00 CHERRY
 20181217000438990

Leanne G. Ward

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Foreclosure Deed

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 _____

Print Leanne G. Ward

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one