

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
her husband
COUNTY OF SHELBY)

Alecia W Bahna, a married woman joined by Majed J. Bahna,

KNOW ALL MEN BY THESE PRESENTS: That Alecia W Bahna, a married woman joined by Majed J. Bahna, her husband did, on to-wit, the June 29, 2007, execute a mortgage to Homecomings Financial, LLC (F/K/A Homecomings Financial Network, Inc.), which mortgage is recorded in Instrument # at 20070703000312290 on July 3, 2007, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Select Portfolio Servicing, Inc. as reflected by instrument recorded in Instrument #, 20120712000248303; Instrument #, 20130624000256830 and Instrument #, 20160902000318870 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Select Portfolio Servicing, Inc. 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, in accordance with the terms thereof, 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 JULY 25, 2018; and

WHEREAS, on the August 13, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, Select Portfolio Servicing, Inc. acting by and through LANSING SKIDMORE did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, 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 Home Deals Alabama LLC, in the amount of One Hundred Twenty-Nine Thousand Five Hundred Eighty-Two Dollars and No Cents (\$129,582.00), which sum the said Select Portfolio Servicing, Inc. offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to the said Home Deals Alabama LLC, and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased; and

NOW, THEREFORE, in consideration of the premises and of One Hundred Twenty-Nine Thousand Five Hundred Eighty-Two Dollars and No Cents (\$129,582.00), cash, the said Alecia W Bahna, a married woman joined by Majed J. Bahna, her husband, acting pursuant to the authority granted under the said mortgage to Select Portfolio Servicing, Inc., does or do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warrant contemplated by § 35-4-271 of the Code of Alabama (1975) unto Home Deals Alabama LLC, the following described real estate situated in SHELBY County, Alabama; to-wit:

Lot 7, according to the Survey of Chanda Terrace, 5th Sector, as recorded in Map Book 14, Page 10, in the Probate Office of Shelby County, Alabama.

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of SHELBY County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.


TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Select Portfolio Servicing, Inc., has caused this instrument to be executed by Shapiro & Ingle, LLP, as auctioneer and attorney conducting said sale and in witness whereof Shapiro & Ingle LLP, has executed this instrument in his capacity as such auctioneer on this the August 13, 2018.

Alecia W Bahna, a married woman joined by Majed J. Bahna, her
husband
Mortgagors

By: Select Portfolio Servicing, Inc.
Mortgagee or Transferee of Mortgagee

By: Shapiro and Ingle, LLP, as Auctioneer and attorney conducting
said sale for said Mortgagee or Transferee of Mortgagee.

By: 
Name: Jonathan Blake Davis
Title: Agent

STATE OF ALABAMA
COUNTY OF SHELBY

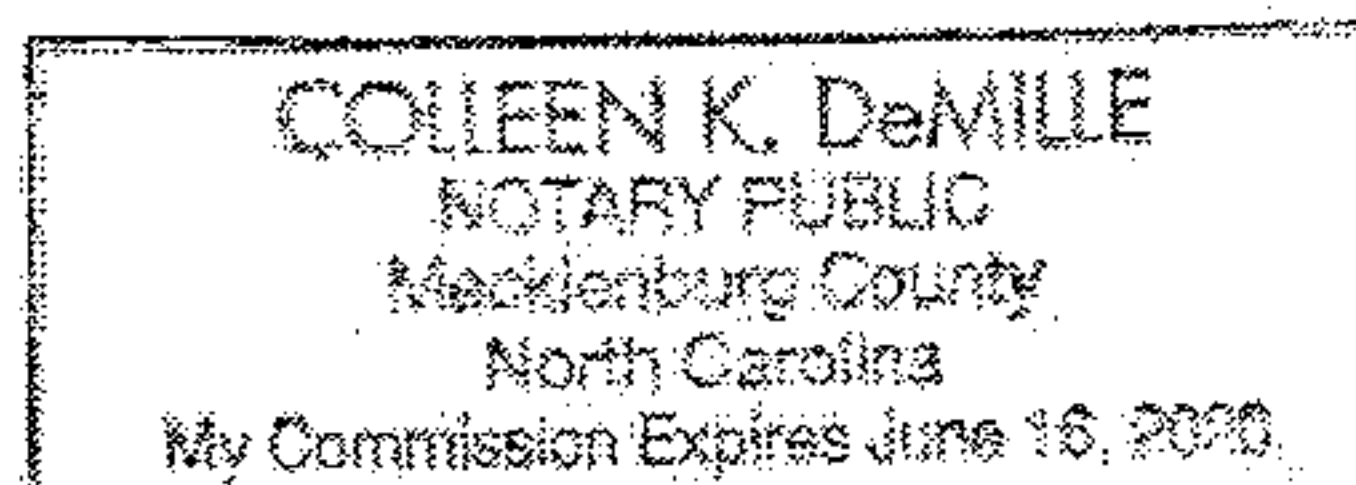
I, the undersigned, a Notary Public in and for said State and County, hereby certify that Jonathan Blake Davis, whose name as agent for Shapiro and Ingle, LLP is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as agent for Shapiro & Ingle, LLP and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this August 16, 2018.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

Instrument prepared by:
William P. Harris
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
17-013050



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

Grantor's Name Alecia W Bahna & Majed J Bahna
 Mailing Address 1622 Keeneland Dr
Helena, AL 35080

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

Property Address 2271 Richmond Circle
Pelham, AL 35124

Date of Sale 08/16/18
 Total Purchase Price \$ 129,582.00
 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
☐ 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 _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/17/2018 12:48:50 PM
 \$157.00 CHARITY
 20181217000439320

(verified by)

Alvin S. Bayl